

London Borough of Camden

# Regeneration and Planning Authority Monitoring Report 2015/16



Cover image: Building P1, King's Cross Central. This scheme which was completed in 2015/16. It comprises 178 market homes, 77 key worker affordable homes, a new primary academy school, a 26 place nursery school, new premises for the Frank Barnes School for deaf and hard of hearing children, community meeting facilities, and retail space.

Strategic Planning and Implementation  
LB Camden, 2017

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## Introduction

Under the Town and Country Planning regulations local planning authorities must publish information that shows how the implementation of their adopted plans is progressing, reports on any local plan preparation, and reports any activity relating to the duty to cooperate. Local authorities should also provide up-to-date information on the implementation of any neighbourhood plans.

Every year Camden Council monitors and analyses the performance of its planning policies and progress on its planning policy documents and publishes the details in the Authority Monitoring Report (AMR). This AMR reports on the period **1 April 2015 to 31 March 2016**.

We monitored 40 indicators in 2015/16 to track our performance against our planning policies. Where possible we link indicators to existing planning policies and targets, although not all indicators are directly related to planning activity. Some, such as air quality and recycling indicators, monitor the significant effects of activities on which planning has limited influence but which nevertheless provide an insight into the borough and its environment.

## Key Trends

### Housing

In 2015/16 a net total of 1,388 homes were completed, exceeding the annual London Plan target of 889. Camden's five-year supply of deliverable sites for housing amounts to 6,725 homes (or circa 1,345 homes per year). This exceeds the target of 5,880 homes for the period which is derived from the 2013 London Strategic Housing Land Availability Assessment.

In 2015/16, 182 net affordable dwellings were completed comprising 19% of all net additional self-contained homes completed in the borough, or 27% of all housing schemes where affordable housing is required (is above the threshold for provision). While this is below Camden's overall target for 50% of housing to be provided as affordable housing it should be noted that the proportion of affordable housing completions varies greatly year on year due to affordable housing primarily being provided through the completion of a relatively small number of large schemes.

Camden has a good record with securing affordable housing. In the three years 2012/13 to 2014/15 Camden secured 36% affordable housing, above the average for London (28%), and more than the neighbouring boroughs of Islington (26%), Barnet (28%) and Westminster (12%) (London Plan AMR 12, Table 2.8).

### Employment floorspace

In 2015/16 a total of 10,461sq m of B1 floorspace was completed and 24,581sq m was removed resulting in a net loss of 14,120sq m of B1 floorspace. However, the last 6 years have seen a gain in B1 floorspace of 23,423sq m.

Camden has a significant supply of office floorspace projected for development with 253,496sq m net additional office floorspace expected to be created over the remainder of the plan period (to 2025). The majority of this floorspace will be provided at King's Cross Central.

The last five years have seen a gradual conversion of industrial and storage and distribution space to other uses. In 2015/16 this trend continued with small losses in both B2 industrial floorspace and B8 storage and distribution floorspace.

Permitted development rights to allow a change of use from B1(a) offices to C3 residential came into force on 30 May 2013. There is an exemption for the Central Activities Zone and Camden has an Article 4 Direction to remove this right in key accessible location. Since the permitted development came into effect 51 conversions from office to residential have been completed under prior approval, totalling a loss of 29,489sq m of office floorspace to provide 428 homes.

### **Town centres and retailing**

Vacancy rates have been generally on a downward trend since a peak in 2012 (7.7%) . The percentage of vacant premises in 2016 is 5.2%, similar to levels before the economic downturn. Camden's vacancy rate is low compared to the National average of 11.0%.<sup>1</sup>

In the period 2007 to 2011, following the economic downturn, the proportion of food, drink, and entertainment uses on protected frontages in Camden increased, and the proportion of A1 shops decreased. In more recent years however the proportion of uses has been more stable. In 2015/16 48% of the units in designated centres were A1 shops, 22% were food, drink, and entertainment uses (A3, A4, A5), with all other uses comprising the remaining 30%.

### **Housing quality**

Building for Life is a nationwide tool for assessing the design quality of homes in which points are awarded according to a number of criteria including environment and community, character, street, parking and pedestrianisation, and design and construction. Building for Life has 12 indicators which are scored on a traffic light system of green, amber, or red. Schemes which score 9 or more green are eligible for Built for Life accreditation. Camden undertook 7 informal Building for Life assessments in 2015/16. From these 7 schemes, the majority of units (346 units or 88% of the total) were completed in schemes that achieved eligibility for Built for Life accreditation (scoring more than 9 green in the assessment).

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<sup>1</sup> Local Data Company, <http://blog.localdatacompany.com/infographic-full-year-2016-retail-and-leisure-report>

## **Sustainable development**

In 2015/16 the majority of eligible schemes met their targets for sustainable design and construction. Developers are required provide a sustainability plan, either BREEAM assessments (Building Research Establishment Environmental Assessment Method) for commercial buildings and domestic refurbishment or Code for Sustainable Homes Assessments for new residential buildings.

Following the technical housing standards review, the government withdrew the Code of Sustainable Homes in April 2015. This AMR therefore only presents Code for Sustainable Homes indicators for those applications that include it as a transitional benchmark.

In 2015/16, of the 5 schemes undertaking BREEAM assessments:

- 3 schemes achieved an 'Excellent' rating;
- 1 achieved a 'Very Good' rating; and
- 1 achieved a 'Good' rating.

In 2015/16, 4 schemes undertook a Code for Sustainable Homes assessment. All 4 schemes achieved Level 4 for Sustainable Homes and 50% credits in energy, water and materials categories.

## **Transport**

There has been a considerable change in transport modes used within the borough over recent years, with a clear decrease in car usage and increase in bicycle travel. In the period 2006 to 2012 cycle flows increased from 9% to 16% of the proportion of traffic. In this period cars declined as a proportion of traffic, falling from 47% to 44%. The past three years has seen a flattening of these trends. In recent years the level of cycling in Camden has been declining slightly in both absolute numbers and in proportion of trips, according to screenline counts (from 15% in 2015 to 14% in 2016).

## **Heritage**

Buildings at Risk are listed buildings which are in a poor condition and often, but not necessarily, vacant. They are in need of repair and if vacant need to be put to a suitable use. In 2015/16, 2 buildings were removed from the register as a result of repairs or being brought back into use and 4 entries were added having been identified through survey by the Council's Heritage and Conservation officers.

## Policies

### Planning policy documents being prepared or recently adopted

This section provides an update on progress of all planning policy documents being prepared or recently adopted in relation to the published indicative timetables in the Local Development Scheme 2016.

#### Local Plan

The Council is preparing a new Local Plan to ensure Camden has robust and up-to-date planning policies to deliver sustainable growth, sustainable communities and other local priorities. The Local Plan when approved, will replace the existing Camden Core Strategy and Development Policies documents. The Council sought initial views on how the policies are working, and where they should be added, removed, or amended in late 2013 to early 2014.

Based on this input and updated evidence gathering, the Council published the Draft Camden Local Plan for comment between 16 February and 17 April 2015. On 24 June 2016 the Council submitted the Camden Local Plan and supporting documents to the Secretary of State for public examination. Public hearings took place at Camden Town Hall on 18, 19, 20, and 25 October 2016.

Between 30 January and 13 March 2017, the Council consulted on Main Modifications to the Local Plan. This provided an opportunity to comment on the changes the Council was proposing to the Submission Draft Local Plan (published in February 2016). These are being proposed in light of the inspector's comments during the examination, public representations made about the Plan, and discussions at the public hearings. Further details are available at: [www.camden.gov.uk/localplan](http://www.camden.gov.uk/localplan)

#### Gypsy and Traveller Site Allocations

Work has progressed in relation to planning policy for gypsy and travellers, with an up to date Needs Assessment for Gypsy and Traveller Communities being published in 2014. Indicative targets have been incorporated into new housing policies consulted on as part of the draft Local Plan in 2015. The housing policy for gypsies and travellers was revised to reflect the comments received and was consulted on as part of the Local Plan Submission Draft 2016. The approach remains that sites for travellers will be secured by obtaining planning permission and / or through a review of the Sites Allocation document, which will be updated following the adoption of the Local Plan. The indicative timetable will be amended accordingly in an update to the Local Development Scheme.

#### North London Waste Plan

Camden is the lead borough in a group of seven planning authorities preparing the North London Waste Plan (NLWP). The six other boroughs are Barnet, Enfield, Hackney, Haringey, Islington and Waltham Forest.



The NLWP will establish a planning framework in the sub region for the development of waste management facilities needed to meet EU and national targets and to replace the current reliance on landfill. The plan will safeguard existing waste sites across the boroughs and identify new land to meet North London's waste needs. It will also set out policies for determining waste planning applications.

The draft North London Waste Plan was consulted on between July and September 2015. Since then the Boroughs have been working on the proposed submission version of the plan. The programme for the Boroughs to publish the NLWP for further consultation has been delayed. This is to enable the Boroughs to consider the proposed Crossrail 2 scheme whose route down the Lee Valley has potential implications for existing and proposed waste sites.

[www.nlwp.net](http://www.nlwp.net)

### **Community Infrastructure Levy (CIL) Charging Schedule**

Camden's CIL Charging Schedule was adopted by Council in March 2015 and came into force in April 2015 when the CIL commenced. The schedule was adopted in accordance with the timetable set out in the LDS. During 2015/16 approximately £3.5 million of CIL for Camden was received by the Council 75% of which will be spent on strategic infrastructure projects ('strategic CIL') and 25% will be spent in the local area to the development ('local CIL'). For further details please see our [Community Infrastructure Levy and Section 106 Annual Report 2015/16](#).

### **Updates to Camden Planning Guidance**

Camden Planning Guidance (CPG) is a series of documents that provide further advice and information on how we will apply our planning policies.

#### **Updates in 2015/16**

Update to CPG2 Housing:

- Consultation on the inclusion of the selection of Registered Providers and how payments in lieu of affordable housing are spent took place from 25 February to 07 April 2016.
- The updated CPG2 Housing was adopted on 6 May 2016 to take into account the Registered Providers but not with regards to how the payment in lieu were spent.

Further information on the Camden Planning Guidance is available at [www.camden.gov.uk/cpg](http://www.camden.gov.uk/cpg)

### **Statement of Community Involvement**

The SCI sets out how we involve local people when considering planning applications and preparing our planning policies. The SCI was recently updated to reflect the impacts of the Council's financial strategy and the opportunities that have arisen from increased electronic working practices.

An updated Draft SCI was consulted on for 12 weeks from 28 October to 20 January 2016. The revised SCI was adopted in July 2016.

### **Current planning documents**

The current statutory development plan for Camden, which forms the starting point our planning decisions consists of the following documents:

- Camden Core Strategy
- Camden Development Policies
- Fitzrovia Area Action Plan - March 2014
- Euston Area Action Plan- January 2015
- Camden Site Allocations
- Fortune Green and West Hampstead Neighbourhood Plan - September 2015
- Kentish Town Neighbourhood Plan - September 2016
- The London Plan 2016

In addition, we have produced many other planning policy documents (known as supplementary planning documents or SPD) to provide further guidance on our approach to specific topics, areas or sites. Along with the Core Strategy, Development Policies and London Plan they make up Camden's Development Plan, the group of documents that set out our planning strategy and policies. Our current supplementary planning documents are listed below.

### **Camden Planning Guidance Supplementary Planning Guidance**

- CPG 1 Design
- CPG 2 Housing
- CPG 3 Sustainability
- CPG 4 Basements and lightwells
- CPG 5 Employment sites and business premises
- CPG 6 Amenity
- CPG 7 Transport
- CPG 8 Planning obligations

### **Other Supplementary Planning Guidance documents**

- Euston Area Planning Framework (April 2009)
- Hawley Wharf Area Planning Framework (February 2009)
- Camden Town Underground Station Planning Brief (October 2007)
- King's Cross Opportunity Area Planning and Development Brief (January 2004)
- Planning Framework for Tottenham Court Road Station and St Giles High Street Area (July 2004)

Denmark Place Planning Brief (July 2004) Planning Brief for 21-31 New Oxford Street (former Post Office Site) (July 2004)

## Partnership working and Duty to Co-operate

### Partnership working

The Council actively seeks to work in partnership with the Mayor of London/GLA, neighbouring authorities and other stakeholders, particularly where there are clear advantages to delivering planning and regeneration outcomes. A number of planning and policy guidance documents are being prepared through this collaborative approach.

The Euston Area Plan was prepared in partnership with the Greater London Authority and Transport for London.

The North London Waste Plan is being prepared by the North London Waste Authorities, comprising Camden, Barnet, Enfield, Hackney, Haringey, Islington and Waltham Forest.

The Council continues to work with LB Haringey to support the Highgate Neighbourhood Forum with the Highgate Neighbourhood Plan, which covers areas in Camden and Haringey. The Council are also working with LB Islington to support the Mount Pleasant Forum and area which covers areas in Camden and Islington, and LB Brent to support the Kilburn Neighbourhood Forum.

### Duty to Co-operate

Under the Localism Act 2011, councils are required “to engage, constructively, actively and on an ongoing basis” with neighbouring planning authorities and a list of prescribed bodies in the preparation of development plan and other local development documents concerning matters of strategic significance’. The prescribed bodies include:

- The Environment Agency,
- Historic England,
- Natural England,
- The Mayor of London,
- The Civil Aviation Authority,
- The Homes and Communities Agency,
- NHS (Joint Commissioning Bodies),
- Office of Rail Regulation,
- The Highways Agency,
- Transport for London,
- Integrated Transport Authorities,
- Highways Authorities, and
- The Marine Management Organisation.

(Prescribed in Regulation 4. of the Town and Country Planning (Local Planning) (England) Regulations 2012)

A full auditable record of Duty to Co-operate actions will be maintained and presented at public examinations for the preparation of all relevant documents. A list of key Duty to Co-operate actions for the reporting year is set out below.

## **Duty to Co-operate Actions 2015/16**

### **Local Plan**

Preparing the Local Plan continued throughout this period, building on the initial engagement work and the Regulation 18 consultation on the Draft Local Plan undertaken in early 2015.

Formal Regulation 19 Consultation on the Submission Draft ran from 8 February – 4th April 2016. All statutory bodies, including GLA and adjoining authorities were consulted.

Full details of all the actions undertaken in the preparation of the Local Plan are included within the 'Duty to Cooperate Statement – June 2016' document submitted to the examination. The document can be viewed [here](#) on the Camden website.

Key actions include:

- Met with adjoining authorities Barnet, Brent and Haringey to discuss key duty to cooperate strategic issues, including housing, employment issues and town centre use issues during both the consultation on the Draft Local Plan ( Feb – June 2015) and the Submission Draft – Feb – May 2016 (Regulation 19) .
- Joint meeting with Camden, Islington and Corporation of City of London (April 2015) to key discuss strategic issues.
- Met with the GLA to discuss general strategic issue and particularly employment land issues relating to Kentish Town Regis Road Growth Area and Housing matters at both the Draft Local Plan and Submission Draft stage.
- Camden continued to work closely with LB Islington in relation to the jointly commissioned Strategic Housing Market Assessment (SHMA) via meetings, phone calls and email.
- Discussions continued with all neighbouring authorities around gypsy and traveller accommodation needs. No authority has directly requested that Camden should accommodate any of their unmet need for traveller accommodation, although LB Hackney (which does not adjoin Camden) has indicated that it will be looking to other boroughs to accommodate some need arising in Hackney.
- Continued engagement with key infrastructure providers in updating the Infrastructure schedule table with latest information.
- Officers regularly attended ALBPO meetings with London authorities to discuss general strategic issues

## **North London Waste Plan**

The North London Boroughs of Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest are working together as planning authorities to prepare the North London Waste Plan (NLWP). The boroughs have a duty to co-operate with waste planning authorities (WPAs) where there is a “significant impact” on the area where the waste is received.

During 2015/16 the North London Boroughs continued working together on the NLWP, with WPAs who receive ‘significant’ waste exports from north London and with other prescribed bodies. The North London Boroughs regularly attended regional waste planning forums in London and the wider South East.

## **Camden Planning Guidance**

As part of consultations for changes to Camden Planning Guidance the Council:

- Sent emails sent to all Councillors, statutory consultees and individuals and groups on our planning policy database. This database comprises people who have previously commented on planning policy matters (including Camden Planning Guidance) and other interested parties who have requested email notifications, and
- Consulted with all neighbouring authorities (Barnet, Brent, City of London, Haringey, Islington).

## **Neighbourhood planning**

Neighbourhood Planning, established under the Localism Act and Neighbourhood Planning Regulations 2012, continues to be popular with Camden’s communities. Neighbourhood plans are planning documents, prepared by the community, to influence the future of their area by setting out their vision and general planning policies to shape and direct development in their neighbourhood.

Neighbourhood plans have to be in line with the overall strategic approach in Camden’s existing adopted plans and national policy. Once communities interested in neighbourhood planning have both their area and forum designated by the Council they can start the process of preparing a neighbourhood plan for their area.

As of March 2017 there are 11 designated neighbourhood areas and forums and one designated area in the borough, these are:

- Camley Street
- Church Row and Perrins Walk
- Dartmouth Park
- Fitzrovia East (area only)
- Fortune Green and West Hampstead
- Hampstead
- Highgate (also covers part of Haringey)

- Kilburn (also covers part of Brent)
- Kentish Town
- Mount Pleasant
- Redington and Frognal
- Somers Town

The preparation process of a neighbourhood plan includes 6 week local public consultation carried out by the Neighbourhood Forum; the submission of the neighbourhood plan to the Council for further consultation; an Independent Examination of the neighbourhood plan; and a local referendum.

Camden have adopted ('made') two Neighbourhood Plans, the first in Fortune Green and West Hampstead in September 2015 and Kentish Town Neighbourhood Plan in September 2016, following independent examinations and public referendums.

## Development Management statistics

In 2015/16 Camden approved 74% of all planning applications. Major developments comprised less than 1% of all applications.

**Table 1. Planning decisions – major applications 2006/07-2015/16**

Period	Decisions	% of total	Granted	% granted
2006/07	45	1.50%	37	82%
2007/08	30	0.90%	15	50%
2008/09	28	1.00%	19	68%
2009/10	45	1.70%	32	71%
2010/11	68	2.00%	54	79%
2011/12	42	1.20%	32	76%
2012/13	55	1.61%	42	76%
2013/14	59	1.47%	35	59%
2014/15	70	1.59%	61	87%
2015/16	41	0.92%	37	90%

Source: Development Management, RPT5, LB Camden

**Table 2. Planning decisions – minor applications 2006/07-2015/16**

Period	Decisions	% of total	Granted	% granted
2006/07	926	30%	769	83%
2007/08	907	27%	708	78%
2008/09	777	27%	649	84%
2009/10	868	33%	751	87%
2010/11	1,383	42%	1,187	86%
2011/12	1,459	43%	1,247	85%
2012/13	1,527	45%	1,230	81%
2013/14	1,511	38%	1,142	76%
2014/15	1,640	37%	1,167	71%
2015/16	1,717	38%	1,186	69%

Source: Development Management, RPT5, LB Camden

**Table 3. Planning decisions – other applications 2006/07-2015/16**

<b>Period</b>	<b>Decisions</b>	<b>% of total</b>	<b>Granted</b>	<b>% granted</b>
2006/07	2,076	68%	1,800	87%
2007/08	2,420	72%	2,061	85%
2008/09	2,079	72%	1,799	87%
2009/10	1,731	65%	1,495	86%
2010/11	1,869	56%	1,639	88%
2011/12	1,871	55%	1,679	90%
2012/13	1,827	54%	1,571	86%
2013/14	2,449	61%	1,975	81%
2014/15	2,689	61%	2,105	78%
2015/16	2,708	61%	2,065	76%

Source: Development Management, RPT5, LB Camden

**Table 4. Planning decisions – all applications 2006/07-2015/16**

<b>Period</b>	<b>Decisions</b>	<b>% of total</b>	<b>Granted</b>	<b>% granted</b>
2006/07	3,047	100%	2,606	86%
2007/08	3,357	100%	2,784	83%
2008/09	2,884	100%	2,467	86%
2009/10	2,644	100%	2,278	86%
2010/11	3,320	100%	2,880	87%
2011/12	3,372	100%	2,958	88%
2012/13	3,409	100%	2,843	83%
2013/14	4,019	100%	3,152	78%
2014/15	4,399	100%	3,333	76%
2015/16	4,466	100%	3,288	74%

Source: Development Management, RPT5, LB Camden



## Monitoring indicators by policy

**Table 5. List of monitoring indicators relevant for each policy**

POLICY	INDICATORS
<b>1 Location and management of Camden's growth</b>	
CS1 Distribution of Growth:	1.2, 13, 14
CS2 Growth areas:	13, 14, 19, 20
CS3 Other highly accessible areas:	13, 18, 19, 20
CS4 Areas of more limited change:	13
CS5 Managing the impact of growth and development:	13, 18
DP1 Mixed use development:	No indicator
<b>2 Meeting Camden's needs Providing homes, jobs and facilities</b>	
CS6 Providing quality homes:	1, 8, 9
CS7 Promoting Camden's centres and shops:	18, 19, 20
CS8 Promoting a successful and inclusive Camden economy:	13, 14, 15, 16, 17
CS9 Achieving a successful Central London:	13, 18, 19, 20
CS10 Supporting community services and facilities:	39
CS11 Providing sustainable and efficient travel:	31, 32, 33
CS12 Sites for gypsies and travellers:	10
DP2 Making full use of Camden's capacity for housing:	9
DP3 Contributions to the supply of affordable housing:	1, 8
DP4 Preventing the loss of affordable housing:	1, 8
DP5 Homes of different sizes:	8
DP6 Lifetime homes and wheelchair homes:	11
DP7 Sheltered housing and care homes for older people:	No indicator
DP8 Homeless people, vulnerable people and hostels:	No indicator
DP9 Student Housing, bedsits and other housing with shared facilities:	1, 7
DP10 Helping and promoting small and independent shops:	No indicator
DP11 Markets:	No indicator

DP12 Managing the impact of food, drink, entertainment and other town centre uses:	18, 19, 20
DP13 Employment sites and premises:	13, 14, 15, 16, 17
DP14 Tourism development and visitor accommodation:	21
DP15 Community and leisure uses:	39
DP16 Transport implications of development:	33, 34
DP17 Walking, cycling and public transport:	31
DP18 Parking standards and limiting the availability of car parking:	32, 33
DP19 Managing the impact of parking:	No indicator
DP20 Movement of goods:	No indicator
DP21 Development connecting to the highway network:	No indicator
<b>3 A sustainable and attractive Camden Tackling climate change and improving and protecting Camden's environment and quality of life</b>	
CS13 Tackling climate change through promoting higher environmental standards:	22, 23, 24, 25, 33
CS14 Promoting high quality places and conserving our heritage:	12
CS15 Improving and protecting our parks and open spaces and encouraging biodiversity:	26, 27
CS16 Improving Camden's health and wellbeing:	25
CS17 Making Camden a safer place:	12
CS18 Dealing with our waste and encouraging recycling:	28, 29
CS19 Delivering and monitoring the Core Strategy:	39.
DP22 Promoting sustainable design and construction:	22, 23.
DP23 Water:	24, 36, 36.
<b>Improving and protecting our environment and quality of life</b>	
DP24 Securing high quality design:	12.
DP25 Conserving Camden's heritage:	34.
DP26 Managing the impact of development on occupiers and neighbours:	No indicator
DP27 Basements and lightwells:	24, 36, 37

DP28 Noise and vibration:	No indicator
DP29 Improving access:	11
DP30 Shopfronts:	No indicator
DP31 Provision of, and improvements to, open space, sport and recreation:	26, 27
DP32 Clear Zone and air quality:	25

## Housing

- 1.1. The Council's planning policy documents seek to make full use of Camden's capacity for housing to establish a supply that reflects demand and a broad range of homes with particular emphasis on securing affordable housing. In addition to meeting or exceeding Camden's housing targets, the Council seeks to ensure that new homes are built to a high standard and provide well-designed accommodation that meets the needs of a range of occupiers.
- 1.2. The following housing indicators seek to monitor past and projected housing delivery against our housing targets.

### 2. Housing trajectory

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	See housing trajectory
TARGET MET	Yes
RELATED POLICIES	CS1 Distribution of Growth, DP2 - Making full use of Camden's capacity for housing, DP3 – Contributions to the supply of affordable housing, DP4 – Minimising the loss of affordable homes

### 3. Net additional dwellings – in previous years

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	London Plan housing target for the preceding 5 years
TARGET MET	Yes
RELATED POLICIES	DP3 – Contributions to the supply of affordable housing, DP4 – Minimising the loss of affordable homes

### 4. Net additional dwellings – for the reporting year

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	665 net additional homes (including 500 conventional homes and 165 non-self contained housing homes)
TARGET MET	Overall target met. (941 self-contained homes, 456 non-self-contained homes completed and reduction of 80 long term vacant homes from the housing stock). Please see para 6.1 for further details
RELATED POLICIES	DP2 – Making full use of Camden's capacity for housing DP3 – Contributions to the supply of affordable housing, DP4 – Minimising the loss of affordable homes

## 5. Net additional dwellings – in future years (including five-year housing land supply)

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	6,650 homes between 2011 and 2021 (LP 2011 target) 8,892 homes between 2015 and 2025 (LP 2015 target) 11,120 homes between 2016 and 2026 (draft Local Plan target)
TARGET MET	On course to meet these targets
RELATED POLICIES	DP2 – Making full use of Camden's capacity for housing DP3 – Contributions to the supply of affordable housing, DP4 – Minimising the loss of affordable homes

## 6. Managed delivery target

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	To keep the annual managed delivery requirement below the annual housing target set by the London Plan
TARGET MET	On course to meet overall target.
RELATED POLICIES	DP2 – Making full use of Camden's capacity for housing DP3 – Contributions to the supply of affordable housing DP4 – Minimising the loss of affordable homes

- 6.1. The housing indicators above (indicators 1 to 5) are included in the Council's housing trajectory which is presented in 6 and Figure 1 below. The Council produces and updates a housing trajectory each year as part of the Authority Monitoring Report. It shows how we are bringing forward sites to deliver self-contained homes over the next 15 years, and measures Camden's anticipated performance against our monitoring target for additional homes. The housing trajectory relates to the creation of conventional self-contained homes and non-self contained dwellings through the planning process. The London Plan annual target between 2011 and 2021 was 665 homes (500 conventional self-contained and 165 non-self contained). This target was later updated to an annual monitoring target of 889 between 2015/16 and 2024/25 made up of 742 self-contained homes, 116 non-self-contained homes and 32 long term vacant homes returning to use. During 2015/16, there was a net increase of 1,388 homes (941 additional conventional self-contained homes, gain of 367 non-self contained homes and reduction in the number of long term vacant homes by 80). Camden is on target to meet its long term housing supply targets, with the estimated number of completed homes exceeding the London Plan target for the Core Strategy plan period 2010/11 – 2024/25.<sup>2</sup>

<sup>2</sup> Examination into the emerging Local Plan was under way at the time of publication of this AMR. Local Plan proposes higher targets than that of the London Plan which is reflected in the housing trajectory.

- 6.2. Table 6 below shows Camden's housing target for the year of assessment. Figure 1 shows the housing provided in Camden up to 2015/16 and gives a projection of likely provision set against the London Plan housing targets. The bottom chart on Figure 1 shows that Camden is on target to meet and exceed its London Plan target before the end of the Core Strategy plan period 2010/11 – 2024/25.

**Table 6. London Plan Housing Provision Annual Target and 2015/16 Completions**

<b>Plan Period</b>	<b>London Plan Target</b>	<b>2015/16 Camden Provision</b>
Self-contained homes	742	941
Non-self contained household spaces (e.g. Halls of residence, hostels)	116	367
Long term vacants returning back into use	32	80
<b>Total</b>	<b>889</b>	<b>1,388</b>

Source: Strategic Planning and Implementation team, LB Camden

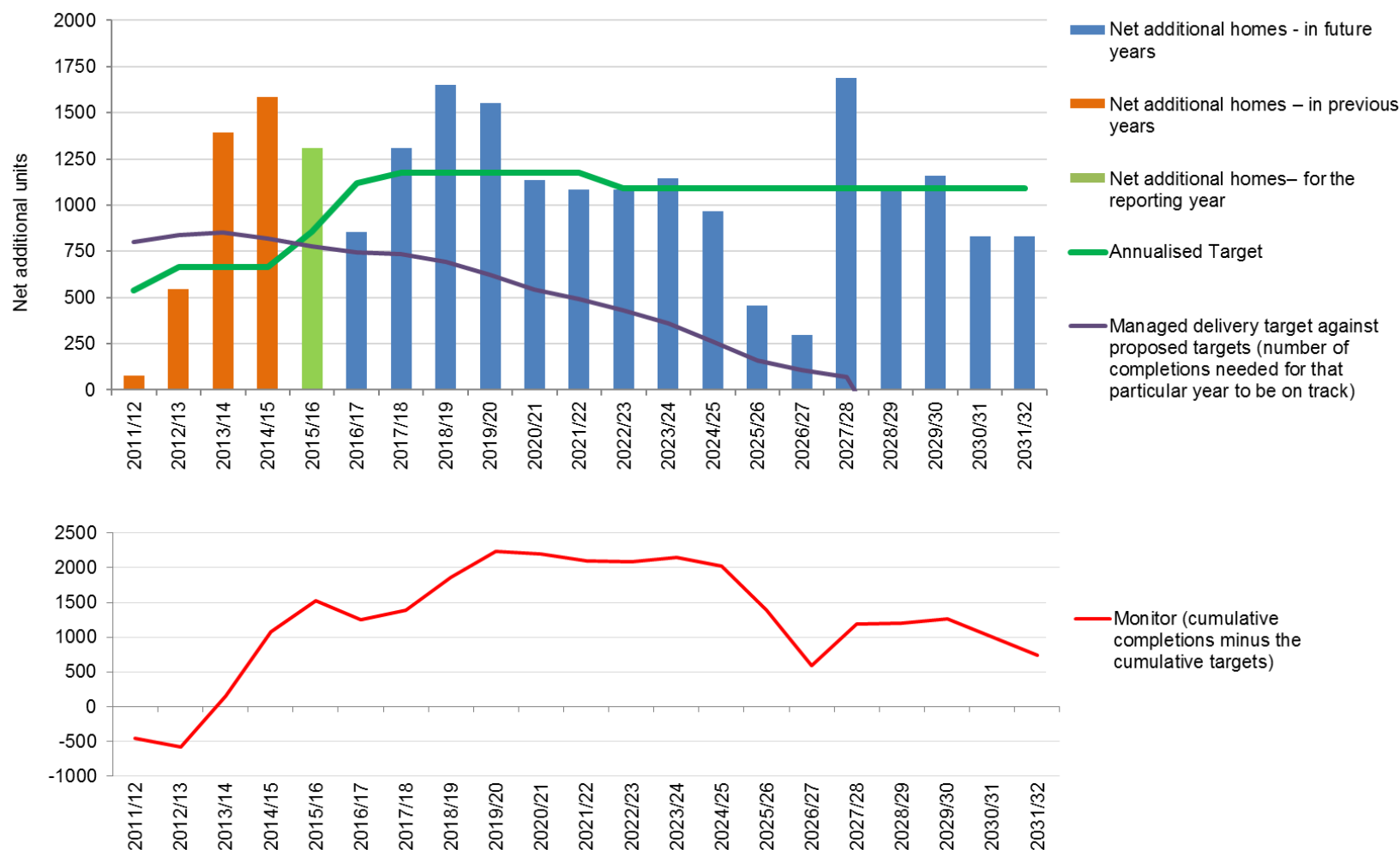
**Table 7. Camden's Housing Trajectory 2016 (Summary)**

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Net additional dwellings – in previous years	376	591	541	504	941																
Net additional student accommodation - completions	96		856	1054	498																
Net additional hostel bedrooms - completions	-395	-44	-5	29	-131																
Allocated Sites						250	314	656	757	293	326	375	439	260	125	115	1,508	920	975	650	650
Local authority delivery sites (not covered above) <sup>3</sup>						10	400	400	200	250	250	200	200	200	150						
Permissions (dwellings)						505	505	505	505	505											
Permissions (student accommodation)						145	145	145	145	145											
Permissions (hostel bedrooms)						-57	-57	-57	-57	-57											
Windfall Projection (small sites)											182	182	182	182	182	182	182	182	182	182	182
Net additional homes – in future years						853	1,307	1,649	1,550	1,136	1,083	1,082	1,146	967	457	297	1,690	1,102	1,157	832	832
Draft Local Plan Target	537	665	665	665	857	1120	1176	1176	1176	1176	1176	1092	1092	1092	1092	1092	1092	1092	1092	1092	1092
Cumulative draft Local Plan Target	537	1202	1867	2532	3389	4509	5685	6861	8037	9213	10389	11481	12573	13665	14757	15849	16941	18033	19125	20217	21309
Cumulative Completions	77	624	2016	3603	4912	5765	7072	8721	10271	11407	12490	13572	14718	15685	16142	16439	18129	19231	20388	21220	22052
Monitor (cumulative completions minus the	-460	-578	149	1071	1523	1256	1387	1860	2234	2194	2101	2091	2145	2020	1385	590	1188	1198	1263	1003	743
Managed delivery target (no of completions needed to be on	800	836	851	821	776	743	736	695	621	544	490	431	359	260	159	110	72	-332	-810	-1794	-4420

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<sup>3</sup> Some delivery subject to funding and planning permission

**Figure 1. Camden's Housing Trajectory for self-contained homes, student accommodation and hostels includes windfall assumptions for self-contained only and excludes reduction in the number of long term vacant homes)**





### Five Year Housing Land Supply

- 6.19. The National Planning Policy Framework (NPPF) states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land.
- 6.20. Camden's five-year land supply has been included in our housing trajectory above. To inform and underpin Camden's five-year housing land supply the Council has undertaken the following tasks:
- assessed the likely level of housing that could be provided if unimplemented planning permissions are implemented;
  - assessed land availability by identifying buildings or areas of land that have development potential for housing, including those within mixed use developments, and the potential level of housing that can be provided on identified land;
  - evaluated past trends in windfall land<sup>4</sup> coming forward for development and estimated the likely future implementation rate;
  - identified constraints and issues that might make a particular site unavailable, unviable or unsuitable for development.
- 6.21. We estimate that the amount of windfall housing will remain relatively constant throughout the Core Strategy plan period 2010/11 – 2024/25 (although this will be annually reassessed through the housing trajectory), while the proportion of dwellings built on identified sites will fluctuate.
- 6.22. We have identified sites that have the potential to deliver housing during the next 5 years, following the government's assessment criteria. Potential sites include sites that have planning permission (outline or a full planning permission that has not been implemented) and sites in the Site Allocations document 2013 and the Council's Community Investment Programme<sup>5</sup> that have the potential to make a significant contribution to housing delivery during the 5 year period. It should be noted that the number of homes anticipated in an Allocated Site is based on a very broad estimate about capacity also taking into account any planning permission on the site and shouldn't be taken as an indication that this is the number of homes which will be permitted as part of future planning applications.
- 6.23. Taking into account all of the sources mentioned above, Camden's five-year supply (2017/18 – 2021/22) of deliverable sites for housing amounts to 6,725 homes (or circa 1,345 homes per year). This exceeds the target of 5,880 homes for the period which is derived from Camden Local Plan

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<sup>4</sup> Windfall sites are sites that do not yet have planning permission and have not been individually identified in a development plan document.

<sup>5</sup> Some delivery subject to funding and planning permission.

Submission Draft 2016. Table 8 outlines the proposed sites that Camden expects to be developed in the next five years. 'Permissions' refer to unallocated sites that had planning permission or prior approval (see paragraph 12.4) at the end of March 2016. These include 61 sites that each provide 10 or more additional homes and have been assessed as deliverable: 42 of these are already under construction. Sites with permission for 10 or more additional homes are expected to deliver 1,842 net additional homes in total. Just over one fifth of those homes are expected to be delivered by schemes that have prior approval under permitted development rights.

- 6.24. With regards to self-contained homes, sites providing fewer than 10 self-contained dwellings represent over 92% of existing number of schemes and 37% of net additional homes. It would not be feasible to predict delivery dates for so many individual sites at that scale. Therefore, to calculate the number of homes deliverable, we applied the past ratio of completions to permissions for small sites (64%) to current small-site permissions. We therefore expect that sites with permission for less than 10 additional homes will deliver 684 homes in total.
- 6.25. The overall number of deliverable homes under the permitted homes is likely to provide 2,525 homes from 2016/17 to 2020/21.
- 6.26. Due to Camden's central London location the Council expects a certain amount of housing to come forward as windfalls every year. For the first five years of the period starting from 1st April 2016 we use the above information to predict housing delivery. For the remainder of the 15 year housing trajectory we also include windfall assumptions of 182 homes a year. This figure is based on previous delivery of housing schemes providing less than 10 additional homes.

**Table 8. Five year housing delivery 2017/18 – 2021/22**

Address	2017/18	2018/19	2019/20	2020/21	2021/22	Total
Arthur Stanley House, 44-50 Tottenham St, W1		12				
Astor College, 99 Charlotte Street (student bedrooms)			60			
Asta house, 55-65 Whitfield St, 80 Charlotte St, 65 Whitfield			55			
Hawley Wharf, Water Lane and 39-45 Kentish Town Rd.		64	64			
Bangor Wharf, Georgiana Street			36			
Former Nurses Hostel, 29 New End		17				
Phoenix Place WC1			115	115	115	
Royal Mail Sorting Office, 21-31 New Oxford St WC1		21				
St Giles Circus/Denmark Place (inc 126-40 Charing Cross		88				
Herbal House, 10 Back Hill, EC1R 5LQ	6					
Land Bound by New Oxford Street, Museum Street and West					11	
19-37 Highgate Road, Day Centre, former Lensham House (A&A Storage) 25 and 37 Greenwood Place			42			
Belsize Road Car Park ( as part of Abbey Area)		70	71			
277a Grays Inn Road	60					
Kings Cross Railway Lands	150	200	150	178	200	
100 Avenue Road, Swiss Cottage		184				
187-199 West End Lane NW6 (West End Lane 1)	98					
156 West End Lane NW6 (West End Lane 2)			164			
Total Site Allocations identified above	314	656	757	293	326	2,346
Additional Local Authority sites	400	400	200	250	250	1,500
Kentish Town Regis Road Growth Area (initial estimates)					325	325
Permissions (dwellings)	505	505	505	505		2,020
Permissions (student accommodation not covered above)	145	145	145	145		580
Permissions (hostel bedrooms)	-57	-57	-57	-57		-228
Windfall projection (small sites)	0	0	0	0	182	182
<b>Total net additional homes - in future years</b>	<b>1,307</b>	<b>1,649</b>	<b>1,550</b>	<b>1,136</b>	<b>1,083</b>	<b>6,725</b>
Local Plan target	1176	1176	1176	1176	1176	<b>5,880</b>

Source: Sites Development Team, Strategic Planning and Implementation team, LB Camden

- 6.27. Camden's development plan indicates that the Council regards housing as the priority land-use of the plan and that the Council expects the maximum appropriate contribution to housing on sites that are underused or vacant. Housing figures for sites in Table 8 above reflect the planning permission where one is in place, and otherwise are based on a broad estimate having regard to London Plan Table 3.2 (density matrix) and other potential uses on the site. They should not be interpreted as detailed assessments of the maximum appropriate contribution to housing for each site.

## 7. Affordable housing completions

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	50% of the borough-wide target for additional self-contained homes is provided as affordable housing
TARGET MET	No
RELATED POLICIES	CS6 - Providing quality homes DP3 – Contributions to the supply of affordable housing DP4 – Minimising the loss of affordable homes

- 7.1. In November 2010, the Council adopted its Core Strategy and the Development Policies documents. This introduced a sliding scale approach to affordable housing whereby requiring a varying percentage of self-contained homes to be affordable depending on the size of the housing scheme i.e. 10% of 10 homes, 20% of 20 homes, and 50% of 50 or more of additional homes.
- 7.2. The Council expects residential developments providing 10 or more self-contained homes to make a contribution to the supply of affordable housing. The Council negotiates on the basis of a target of 50% affordable housing for each development. In considering the amount of affordable housing sought in new developments the Council takes into consideration a number of factors including character and size of the site, other planning objectives that are a priority for the site and the financial viability of the development (refer to policy DP3 in Camden Development Policies for more detail).
- 7.3. In 2015/16, 182 net affordable dwellings were completed, 19% of all net additional self-contained homes completed in the Borough. Delivery of housing and the overall proportion of completed affordable housing can show significant swings from one year to another as illustrated in Table 9 and Figure 2, below. The fluctuations are due to different number and size of schemes brought forward by the developers each year.
- 7.4. The number of completed affordable homes is closely linked to the size of the completed schemes. For example, during 2015/16 total of 166 housing schemes were completed 151 of which were below the affordable housing threshold. Total of 227 homes, more than quarter of all completed homes, were completed from these smaller schemes. If we exclude these small schemes which are below the threshold for providing affordable housing, the proportion of housing delivered that is affordable for 2015/16 is 27%. Furthermore, high land values in Camden affects financial viabilities therefore it is often very difficult to secure greater numbers of affordable housing. Furthermore, in order to address any shortfall, the Council negotiates affordable housing contributions in lieu of affordable homes not provided as part of a scheme. During 2015/16, £16.1m of affordable housing contributions were received by the Council.
- 7.5. Camden has a good record with securing affordable housing. Despite high land values in the borough, in the three years 2012/13 to 2014/15 Camden

secured 37% affordable housing, above the average for London (28%), and more than the neighbouring boroughs of Islington (28%), Barnet (28%) and Westminster (12%) (London Plan AMR 2014/15, table 2.8, page 23).

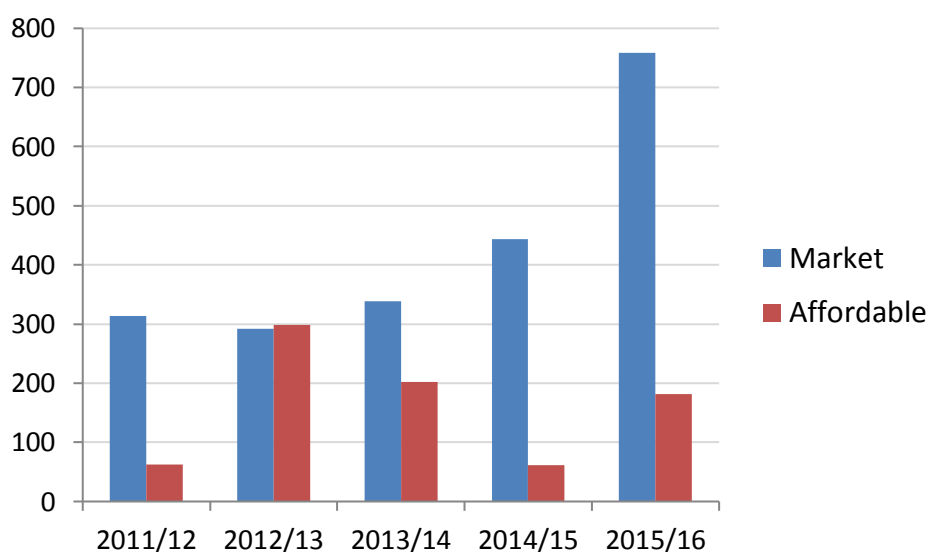
**Table 9. Affordable Housing completed, 2011/12 to 2015/16**

Financial Year	Total number of completed self-contained homes		Affordable Housing Completed	
	Gross*	Net	Gross	Net
2011/12	606	376	164 (27%)	62 (16%)
2012/13	831	591	377 (45%)	299 (51%)
2013/14	736	541	203 (28%)	202 (37%)
2014/15	637	504	81 (13%)	61 (12%)
2015/16	1096	941	206 (19%)	182 (19%)

Source: London Development Database

\* Gross figures only consider what has been built, whereas the net figures take into account the number of homes lost through demolition or conversion as part of the development.

**Figure 2. Net additional market and affordable housing completed (2011/12 – 2015/16)**



Source: London Development Database

- 7.6. Affordable housing is generally sought from schemes that produce 10 or more additional dwellings. As a result, 96% of all affordable homes completed were in schemes of 10 dwellings or more. This is in contrast to the profile of total number of schemes completed overall in Camden, in which 91% were in schemes of 10 dwellings or less.
- 7.7. According to our records, during 2015/16, 17% of all permitted homes assessed as part of planning applications (excluding prior approvals – see paragraph 12.4) were affordable (170 out of 979 homes).

## 8. Completed non-self contained homes by type (student accommodation and hostels)

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	Gain of 165 non-self contained homes in the reporting year
TARGET MET	Yes. Recorded gain of 1,083 bedrooms
RELATED POLICIES	DP9 Student Housing, bedsits and other housing with shared facilities

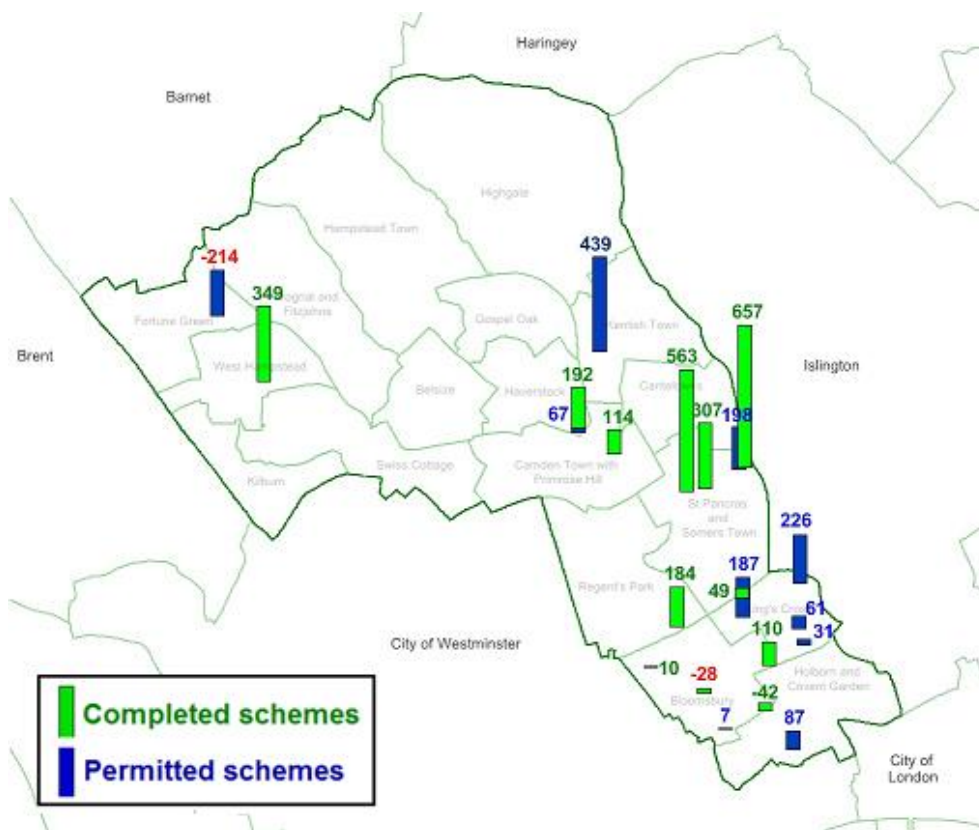
- 8.1. The London Strategic Housing Land Availability Assessment (SHLAA) 2009 identified that Camden had a capacity for achieving 165 non-self contained dwellings per year between 2011 and 2021 (25% of the overall target for housing delivery). This study was later updated by the 2014 study which identified capacity of 115 bedrooms between 2015 and 2025. This study classifies non-self contained dwellings as development of residential premises that do not fall within planning use class C3 (dwelling houses).
- 8.2. From 1 April 2011 to 31 March 2016 the Council recorded 2,294 additional non-self contained housing units in Camden, mostly from student accommodation. During the same period there was an overall net loss of 530 hostel bedrooms, a net loss of 29 care home bedrooms and gain of 2,853 student bedrooms. During 2015/16, a total of 367 bedrooms (498 additional student bedrooms and loss of 131 hostel and care home bedrooms) were completed in the borough, exceeding the 165 bedroom target.
- 8.3. The distribution of completed and pipeline<sup>6</sup> of permitted student accommodation schemes is shown in Figure 3 below. As of 1<sup>st</sup> April 2016 the pipeline of unimplemented non-self-contained housing bedrooms were as follows:

	Pipeline
Student bedrooms (C1/SG)	725
Care home bedrooms (C2)	-12
Hostel bedrooms (SG)	-275
<b>Total bedrooms</b>	<b>440</b>

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<sup>6</sup> Pipeline refers to permitted schemes which were either under construction or waiting to be implemented as at 1<sup>st</sup> April 2016.

**Figure 3. Geographical distribution of completed and unimplemented Student Accommodation schemes (2011/2015)**



Source: London Development Database

## 9. Mix of dwelling sizes in developments

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	To secure a range of housing types to meet housing needs
TARGET MET	Yes
RELATED POLICIES	Development Policy DP5

- 9.1. Camden's Housing Needs Survey identified needs for a range of housing to cater for the population of the borough. The Council aims to secure a range of suitable housing types, as well as a range of tenures. Policy DP5 in Camden Development Policies states that Camden "will contribute to the creation of mixed and inclusive communities by securing a range of self-contained homes of different sizes" and sets out a Dwelling Size Priorities Table (republished in this report in Table 12 below). The Council aims for at least 50% of social rented dwellings and 10% of intermediate affordable dwellings to be large homes with 3-bedrooms or more, and for at least 40% of market housing to contain 2-bedrooms.

- 9.2. Figure 9 shows that 30% of all self-contained homes completed in 2015/16 had one-bedroom, 35% had two bedrooms, 18% had three bedrooms and 7% had four or more bedrooms. Overall there is a varied mix of housing sizes across all tenures. There has been an increase in the number of studio flats and this is partly due to the number of prior approvals (about 40% of completed studios) completing in the financial year (please see paragraph 12.4 for further details).

**Table 10. Mix of dwelling sizes**

<b>No. of Bedrooms</b>	<b>2011/12</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>	<b>2015/16</b>
studio	4%	1%	6%	4%	10%
1	40%	38%	33%	29%	30%
2	33%	38%	41%	40%	35%
3	16%	17%	16%	16%	18%
4 +	7%	6%	4%	10%	7%

Source: London Development Database

- 9.3. According to our records, 3% of completed social rented homes had one bedroom, 44% had two bedrooms, 36% had three bedrooms and 17% had four or more bedrooms. Please see table below for further details.

**Table 11. Mix of dwelling sizes by tenure**

<b>Number of bedrooms</b>	<b>Intermediate</b>	<b>Market</b>	<b>Social Rented</b>	<b>Affordable Rent</b>
1 or studio	66%	40%	3%	0%
2	29%	35%	44%	67%
3	5%	18%	36%	33%
4+	0%	7%	17%	0%
Total by tenure	100%	100%	100%	100%

Source: London Development Database

- 9.4. During 2015/16 the actual proportion of completed social rented large homes were within the guidance set out in the priorities table (see Table 12 below). During 2015/16, 95% of all completed intermediate homes consisted of one and two bedroom units. During the same period 35% of all market housing contained 2-bedrooms.

**Table 12. Dwelling Size Priorities Table**

	<b>1-bedroom (or studio)</b>	<b>2-bedroom</b>	<b>3-bedrooms</b>	<b>4-bedroom or more</b>	<b>Aim</b>	<b>2015/16 completions</b>
<b>Social Rented</b>	lower	medium	high	very high	50% large	<b>53% large</b>
<b>Intermediate affordable</b>	medium	high	high	High	10% large	<b>5% large</b>
<b>Market</b>	lower	very high	medium	medium	40% 2-bed	<b>35% 2-bed</b>

Source: Local Development Framework and London Development Database



## 10. Vacant dwellings

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	Reduction in the number of dwellings which are vacant for more than 6 months
TARGET MET	Yes
RELATED POLICIES	London Plan target

- 10.1. According to our Council tax records, as at 31<sup>st</sup> March 2016 there were 1,225 properties of all tenures that had been vacant for more than 6 months. This represents a reduction of 80 long term vacant dwellings over the year.

**Table 13. Number of dwellings vacant for more than 6 months**

Date	Dwellings
01/04/2013	1,139
01/04/2014	1,246
01/04/2015	1,305
01/04/2016	1,225

Source: Camden Council tax records

## 11. Net additional Gypsy and Traveller pitches

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	No net loss of gypsy traveller sites
TARGET MET	Yes
RELATED POLICIES	CS12 Sites for Gypsies and Travellers

- 11.1. The Housing Act 2004 required local authorities to include Gypsies and Travellers in their Accommodation Needs Assessment, and to have a strategy in place which sets out how any identified needs will be met as part of their wider housing strategies. There are two permanent socially rented gypsy and travelling showpeople sites in the borough with planning permission providing five pitches. These sites (105 Camden Street – 4 pitches and 96 Castlehaven Road – 1 pitch) are managed by Camden Council. In addition, there is a privately owned site for travelling show people at the Vale of Health. In 2015/16 there was no loss of gypsy accommodation in the borough.

## 12. Number and proportion of completed wheelchair homes

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	All new housing to meet Lifetime Homes standards and be 10% wheelchair housing
TARGET MET	No for Lifetime Homes criteria Yes for wheelchair housing
RELATED POLICIES	DP6 Lifetime homes and wheelchair homes DP29 Improving access

- 12.1. Camden recognises that housing should be built to be accessible to everyone, regardless of their ease of mobility. Therefore, policy DP6 in Camden Development Policies seeks for all housing development to meet Lifetime Homes standard and for 10% of homes developed to either meet wheelchair housing standards or be easily adaptable to meet them.
- 12.2. From 1st October 2015, new accessible housing standards were introduced and are contained within Part M Volume 1 of the Building Regulations. The Council, until the adoption of the Local Plan in 2017, requires all new residential development (new build) to meet M4(2) and 10% of all new build major residential units to meet M4 (3) adaptable - if the Council is responsible for nominations i.e. affordable rented then its M4 (3) accessible. These are conditioned as part of relevant planning permissions.
- 12.3. Between 1<sup>st</sup> April and 30<sup>th</sup> September 2015 total of 156 out of 565 homes that were permitted in the borough proposed to comply with all lifetime homes criteria. The Council acknowledges that the design or nature of some existing properties means that it will not be possible to meet every element of the lifetime homes standard, for example in listed buildings and change of use applications, but considers that each scheme should achieve as many features as possible. During this period a significant number of housing schemes proposed to partially meet lifetime homes standards.
- 12.4. Between 1<sup>st</sup> April and 30<sup>th</sup> September 2015 102 out of 565 permitted homes proposed to either meet wheelchair housing standards or are to be easily adaptable to meet them.

**Permitted development change of use from office to residential**

- 12.5. In May 2013 the government introduced a right to convert offices into homes without the need to apply for a planning permission. Applicants seeking to convert premises in office use into residential ask the Council whether a 'prior approval' is needed for the permitted change of use. In receipt of the prior approval application, the Council then decides whether the proposed change of use requires prior approval from the Council and if it does whether to approve or dismiss the application.
- 12.6. Between 30 May 2013 and 28 February 2017 Camden Council received a total of 249 prior approval applications under Class J of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 and under Class O of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015. About 61% of the decided prior approval applications were approved.
- 12.7. At the end of February 2017, the Council recorded the following:
- 152 were granted approval,
  - 37 were refused (2 appealed),
  - 59 were withdrawn and
  - 1 application did not require prior approval
- 12.8. The overall impact of the approved developments would be loss of circa 68,488 sqm of office floorspace making way for up to 950 self-contained homes. Please note that we have identified multiple applications for certain sites which creates uncertainties in the predicted number of homes. These proposed housing figures do form part of the housing trajectory.
- 12.9. In October 2015 the Council made Article 4 Directions to restrict this right for large parts of the borough where it was considered expedient on planning grounds. The Article 4 Directions came into force on 19th October 2015 and were subsequently modified by the Secretary of State on the 5th November 2015. The areas subject to the modified Direction can be viewed on the Council's webpages ([www.camden.gov.uk/officetoresidential](http://www.camden.gov.uk/officetoresidential)).

### 13. Housing Quality – Building for Life Assessments

OBJECTIVE	To show the level of quality in new housing development
TARGET	Majority of assessed developments scoring 9 'greens' (capable of being awarded Building for Life accreditation).
TARGET MET	Yes
RELATED POLICIES	<u>Core Strategy</u> CS6 Providing quality homes CS11 Promoting sustainable and efficient travel CS13 Tackling climate change through promoting higher environmental standards CS14 Promoting high quality places and conserving our heritage CS17 Making Camden a safer place <u>Development Policies</u> DP15 Community and leisure uses DP17 Walking cycling and public transport DP18 Parking standards and limiting the availability of car parking DP22 Promoting sustainable design and construction DP24 Securing high quality design

- 13.1. Building for Life 12 is a government endorsed industry standard for well designed homes and neighbourhoods. Building for Life 12 (BfL12) was developed by Cabe at the Design Council, Design for Homes and the Home Builders Federation, supported by Nottingham Trent University.
- 13.2. Local authorities are encouraged to use BfL12 to guide discussions about creating good places to live and it is also designed to help local planning authorities assess the quality of proposed and completed developments. Building for Life 12 focuses on schemes between 25 to 50 homes per hectare which generally are located in suburban or rural locations. So the standard can be used in urban locations six of the twelve questions now have an alternative prompt to suit urban situations.
- 13.3. BfL12 has a traffic light system, where schemes can be scored red, amber or green on each of the criteria. Developments that achieve 9 green are eligible for Built for Life accreditation. Camden undertook 7 informal Building for Life assessments, which covers all but one all major residential scheme completed in 2015/16. Two schemes scored 11 green, 3 schemes scored 10 green, with the remaining scoring 6 green and 4 green. From these 7 schemes the majority of units (346 units or 88% of the total) were completed in schemes that achieved eligibility for Built for Life accreditation (scoring more than 9 green in the assessment). The results are set out in Table 14 below.

**Table 14. Building for life assessments 2015/16**

	Integrating into the neighbourhood				Creating a place				Street and home					
	1	2	3	4	5	6	7	8	9	10	11	12		
Scheme	Connections	Facilities and services	Public transport	Meeting local housing requirements	Character	Working with the site and its context	Creating well defined streets and spaces	Easy to find your way around	Active streets	Cycle and car parking	Shared spaces	Private amenity and storage	Number of green	Eligible for Built for Life accreditation
30 Camden Street and 67-72 Plender Street 2013/1969/P (Phase 1)	G	G	G	G	G	G	G	A	G	G	A	G	10	Yes
Kings Cross Central - Main site Development Zone P1 2012/4741/P	G	G	G	G	G	G	G	A	G	G	G	A	10	Yes
Land North of St Edmund's Terrace 2011/5977/P	G	A	A	R	G	A	G	G	A	G	A	G	6	No
59-61 Oak Grove, London, NW2 3LS 2014/1029/P	G	G	G	G	G	A	G	G	G	G	A	G	10	Yes
73 - 75 Charlotte Street, 34-38 Tottenham Street and 4 Tottenham Mews 2012/2045/P	G	G	G	G	G	G	G	G	G	G	G	A	11	Yes
47 Allcroft Road 2014/1317/P	G	G	G	G	G	G	G	A	G	G	G	G	11	Yes
368-372 Finchley Road 2012/1822/P	A	G	G	A	A	A	A	G	A	R	A	G	4	No

Source: LB Camden



## Employment

### 14. Employment floorspace completed

OBJECTIVE	Provide adequate employment floorspace to meet demand.
TARGET	No target
RELATED POLICIES	CS1 Distribution of growth CS8 Promoting and a successful and inclusive Camden economy DP13 Employment premises and sites

#### B1 business floorspace

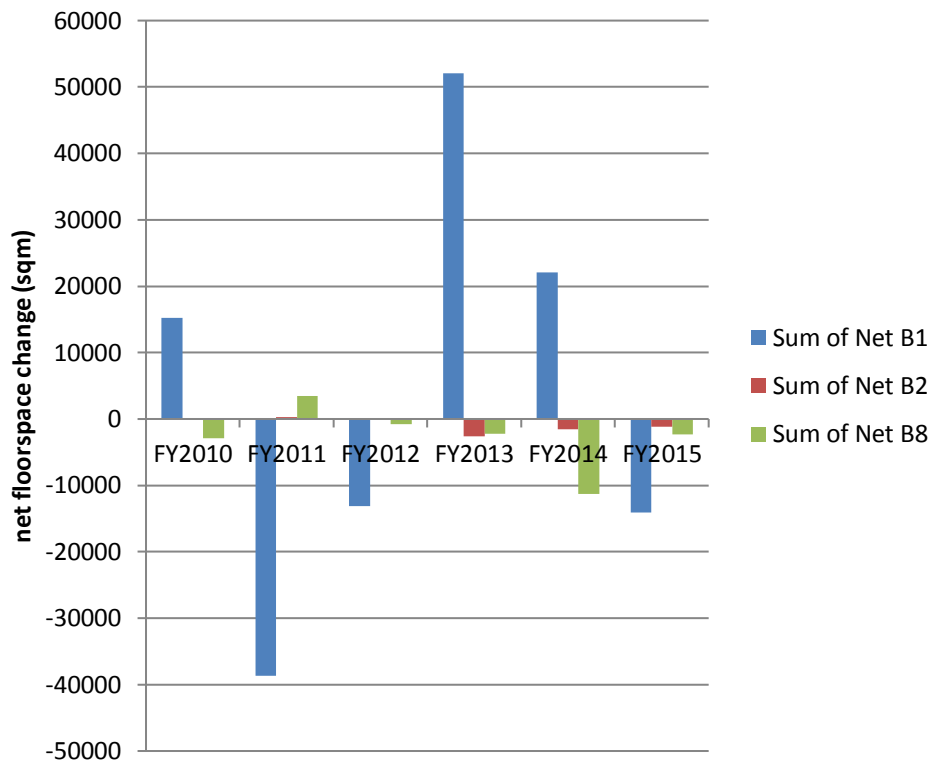
- 14.1. The B1 business use class includes offices B1(a), research and development B1(b), and light industrial uses B1(c).
- 14.2. In 2015/16 a total of 10,461sq m of B1 floorspace was completed and 24,581sq m was lost resulting in a net loss of 14,120sq m. Of the schemes completed in 2015/16 a total of 50 resulted in a loss of B1 and 17 resulted in a gain.
- 14.3. The vast majority of this change was in B1(a) office use class. There was no change in B1(b) research and development use in the 2015/16. In 2015/16 there were 6 schemes which resulted in a change of B1(c) light industrial floorspace. Four of these schemes resulted in gain and 2 resulted in loss of B1(c) floorspace, with a net loss of 629sq m of B1(c) overall in that year.
- 14.4. Trends in B1 floorspace vary year by year however and overall the last 6 years have seen a gain in B1 floorspace of approximately 23,423sq m (see Figure 4 below).

#### B2 general industrial floorspace

- 14.5. There were two schemes completed in 2015/16 which resulted in change to B2 general industrial floorspace:
- Change of use from a garage to a dwelling, with loss of 70sq m of B2 (2014/0853/P).
  - Change of use of buildings from an industrial building to 8 residential units with the loss of 1,106sq m of B2 (2014/0853/P).

#### B8 storage and warehousing floorspace

- 14.6. There were four schemes completed in 2015/16 which resulted in a change of B8 (storage and warehousing) floorspace, all of which involved a net loss. The largest loss of B8 floorspace was at the redevelopment of Netley Primary School (2012/2089/P) which resulted in a loss of 1,867sq m of B8 floorspace.

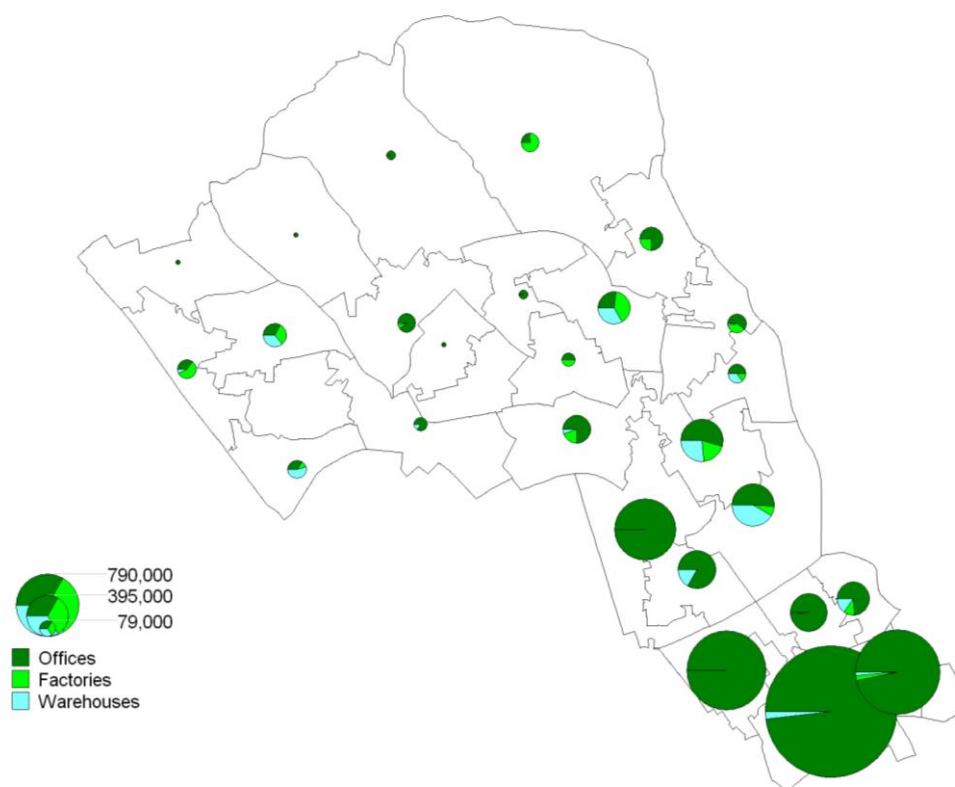
**Figure 4. Change in employment floorspace chart (6 years)**

Source: London Development Database

- 14.7. According to the Valuation Office Agency's experimental Business Floorspace 2012 figures, the commercial and industrial floorspace in Camden in 2012 were:
- 2,171,000 sq m of office
  - 163,000 sq m of industrial
  - 193,000 sq m of warehouse
- 14.8. As shown in Figure 5, the majority of business floorspace in 2008 was within the Central London Area. The majority of future employment floorspace is expected to be completed in the King's Cross Growth Area (St Pancras and Somers Town ward) as a result of the King's Cross Central development. For anticipated floorspace figures please refer to Table 16.



**Figure 5. Commercial and Industrial Floorspace and Rateable Value Statistics (2005 Revaluation), 2008**



Source Commercial and Industrial Floorspace and Rateable Value Statistics (2005 Revaluation), 2008 (latest available). Valuation Office Agency, <http://www.neighbourhood.statistics.gov.uk>, Physical Environment

## 15. Employment land available

OBJECTIVE	Provide adequate employment floorspace to meet demand
TARGET	No target
RELATED POLICIES	CS1 Distribution of growth CS8 Promoting and a successful and inclusive Camden economy DP13 Employment premises and sites

15.1. This indicator reports the supply of employment land in the borough. Employment land refers to:

- Offices, research and development, and light industry (B1),
- General industrial uses (B2),
- Storage and distribution (warehousing) (B8), and
- Other classified uses of a similar nature under sui generis.

- 15.2. Employment sites and premises that meet the needs of businesses are protected by Core Strategy CS8 and policy DP13 in Camden Development Policies. Camden seeks to ensure a range of employment sites and premises are available across the borough to suit the different needs of businesses for space and location, to support Camden's economy and competitiveness and to provide a diverse range of employment opportunities.
- 15.3. The amount of employment land available is estimated by calculating all existing, unimplemented planning permissions in the borough for employment uses combined with the development projected to come forward in Camden's Growth Areas.

#### **Growth Areas projected floorspace by end of plan period**

- 15.4. The London Plan allocates employment growth in Opportunity Areas and Intensification Areas. Those located in LB Camden are designated as Growth Areas in the Core Strategy. The estimates are derived from a range of sources including the London Employment Sites database. This estimate in number of new jobs has been converted to floorspace, where they are not available, to establish the approximate quantity of new floorspace that may be expected to be constructed in these areas. The conversion has been undertaken at a rate of 1 job = 12sq m. This rate is derived from Employment Densities Guide 2<sup>nd</sup> Edition (Drivers Jonas Deloitte 2010).

**Table 15. Growth Area Indicative Employment and Office Floorspace**

<b>Growth Area</b>	<b>Indicative Employment Capacity (jobs)</b>	<b>Indicative employment floorspace</b>
Euston	7,700	180,000 <sup>+</sup>
King's Cross	25,000	455,000 <sup>*</sup>
Tottenham Court Road	5,000	60,000
Holborn	2,000	24,000
West Hampstead	100	1,200

<sup>\*</sup> Development in King's Cross Growth Area (King's Cross Central Ref: 2004/2307/P) is already included in as a permission under construction in Table 16, below. <sup>+</sup> Euston Area Plan, September 2014.

#### **Permissions**

- 15.5. All Schemes with planning permission that have not been built yet are included in the figures. This comprises schemes that have not been started or are under construction as of the end of the financial year 2015/16. An analysis of the planning permissions pipeline involving a net change of employment floorspace is provided in Table 16.

**Table 16. Employment land pipeline: permissions under construction and not started (sq m)**

	<b>Not started</b>	<b>Under construction</b>	<b>Grand Total</b>
<b>King's Cross Central</b>			
Proposed B1 Floorspace	316,334	56,429	372,763
Net B1	305,036	56,429	361,465
Proposed B2 Floorspace	0	0	0
Net B2	-9,162	0	-9,162
Proposed B8 Floorspace	5,113	0	5,113
Net B8	-28,044	0	-28,044
<b>Rest of Camden (excluding King's Cross Central)</b>			
Proposed B1 Floorspace	52,712	140,025	192,737
Net B1	-58,195	-49,774	-107,969
Proposed B2 Floorspace	13	2,367	2,380
Net B2	-695	-1,555	-2,250
Proposed B8 Floorspace	4,863	4,472	9,335
Net B8	-1,512	-8,143	-9,655
<b>Totals</b>			
Proposed B1 Floorspace	369,046	196,454	565,500
Net B1	246,841	6,655	253,496
Proposed B2 Floorspace	13	2,367	2,380
Net B2	-9,857	-1,555	-11,412
Proposed B8 Floorspace	9,976	4,472	14,448
Net B8	-29,556	-8,143	-37,699

Source: London Development Database

- 15.6. The planning application for King's Cross Opportunity Area (2004/2307/P) accounts for the majority of B1 uplift and loss of B2 industrial and B8 storage and distribution floorspace. Development at King's Cross will result in:
- 455,510sq m additional B1 business floorspace;
  - 9,162sq m less B2 general industrial floorspace; and
  - 28,044sq m less B8 storage / distribution floorspace.
- 15.7. Some of this floorspace has been completed, with the remainder to be built shown in Table 16 above.

- 15.8. Redevelopment anticipated in Camden's Site Allocations plan has not been included in this calculation because:

- Many of the redevelopments included will not result in a net increase in employment floorspace.
- For those that will, it is difficult to estimate the quantity or composition of floorspace uplift at this stage.

**Permitted development rights for office to residential use**

- 15.9. Permitted development rights allow certain limited forms of development without planning permission, as set out in the Town and Country Planning (General Permitted Development) Order 1995 (which has been subject to a number of subsequent amendments).
- 15.10. Permitted development rights to allow a change of use from B1(a) offices to C3 residential came into force on 30 May 2013. Camden Council secured an exemption from the permitted development right for Camden's part of the Central Activities Zone.
- 15.11. The Council has received a number of prior approval applications for change of use to office to residential use. Between 30 May 2013 and 28 February 2017 the Council has granted 152 prior approval applications. There are a number of duplicate applications for certain sites creating difficulty in determining the the potential true impact of those applications. However, when duplicates are taken away the analysis tells us that in 120 sites 68,488sq m of office floorspace could be lost as a result (although it should be noted that not all schemes will be implemented). Table 17 below shows the implementation status of these schemes. Prior approval schemes are included within the employment land pipeline above.

**Table 17. Prior approval applications granted for B1a office to C3 residential use**

	Prior approval schemes	Office space to be converted (GIA) (sq m) estimate	Residential units (to be) built
Completed	51	29,489	428
Started	27	16,920	232
Not started	41	20,144	260

Source: Northgate M3 Planning

- 15.12. In October 2015 the Council made Article 4 Directions to restrict this permitted development right for large parts of the borough where it was considered expedient on planning grounds. The Article 4 Directions came into force on 19th October 2015 and were subsequently modified by the Secretary of State on the 5th November 2015. The areas subject to the modified Direction can be viewed on the Council's webpages ([www.camden.gov.uk/officetoresidential](http://www.camden.gov.uk/officetoresidential)).

## 16. Jewellery workshops in Hatton Garden

OBJECTIVE	To promote a successful and inclusive Camden economy To promote and protect the jewellery industry in Hatton Garden
TARGET	No target
RELATED POLICIES	CS8 Promoting a successful and inclusive Camden economy DP1 Mixed use policy DP13 Employment sites and premises

- 16.1. The Council promotes and protects the jewellery industry in Hatton Garden. Under policy DP13 in Camden Development Policies the Council will only permit the conversion of office premises where it can be demonstrated that they have been vacant and marketed for at least two years and that they are replaced by a mixed use development that includes jewellery workshops and residential uses. Policy DP1 requires that developments in Hatton Garden are mixed use with their secondary uses being provided as premises suitable for the jewellery industry. Monitoring for the securing of jewellery workshop space in Hatton Garden began in 2010/11.

### 2010/11

- 1,327sq m of jewellery workshop space completed.
- £45,000 financial contribution negotiated in lieu of provision of jewellery workshop secured through s106 agreement.

### 2011/12

- One scheme (2011/1963/P) was permitted which included the requirement to pay a financial contribution to the value of £16,214 in lieu of provision of jewellery workshop space. This scheme was too small to provide jewellery space on site as it involved conversion of 57sq m of B1 office floorspace to a residential dwelling.

### 2012/13

- No loss or gain of jewellery workshop space in Hatton Garden.

### 2013/14

- Loss of 57sq m of jewellery workspace in the basement 24 Hatton Garden EC1N 8BQ which was vacant for over 5 years.
- Change of use of 52sq m of retail use into jewellery workshops.
- Extension to an existing building on Hatton Garden in order to create 36sq m of additional office/workspace provision.

### 2014/15

- The Council approved two planning applications in the Hatton Garden area for loss of 112sq m of vacant retail floorspace connected with the

jewellery sector and further loss of 22sq m of jewellery workshop floorspace as a result of reconfiguring the use of a building.

#### 2015/16

- One jewellery related retail premise with 41sq m was converted into housing and one storage facility ancillary to a retailer was permitted to be converted into retail premises expanding the jewellery shop on the ground floor.
- 18-26 Hatton Wall scheme involved reprovision of 188sq m of B1(c) jewellery linked light industrial floorspace.
- 84 Hatton Garden increased the existing B1(c) floorspace by 30sq m.
- Replacement of 737sq m of office floorspace. This issue was considered in a previous appeal in which it was concluded that the proposals would not involve loss of floorspace with a reasonable prospect of occupation by the jewellery industry.

### 17. Change in VAT registered businesses

OBJECTIVE	To monitor economic prosperity and diversity
TARGET	No net loss in the number of businesses
TARGET MET	Met
RELATED POLICIES	CS8 Promoting a successful and inclusive Camden economy DP13 Employment sites and premises

- 17.1. According to this measure Camden in 2015 had the second largest number of businesses in London (29,100 enterprises), with Westminster having the most (53,765 enterprises).
- 17.2. The number of business in Camden grew by 8.1% in 2015, behind London (9.6%) but ahead of the United Kingdom (6.8%) (see Table 18 below).

**Table 18. Business Enterprises**

	Camden	Greater London	United Kingdom
2008	24,150	398,430	2,643,220
2009	24,420	401,445	2,634,790
2010	24,060	392,540	2,574,230
2011	23,990	394,055	2,547,840
2012	25,195	394,055	2,547,840
2013	25,495	432,095	2,625,490
2014	26,930	461,020	2,721,240
2015	29,100	505,140	2,907,560

Source: Office for National Statistics, UK Business; activity, size and location survey

## 18. Local training scheme places achieved from completed development

OBJECTIVE	To ensure that new development provides training opportunities for Camden residents
TARGET	No target
RELATED POLICIES	CS8 Successful and inclusive economy DP13 Employment premises and sites

- 18.1. Planning guidance indicates that developers should provide one apprentice per £3m build cost. Table 19 below shows how the number of apprenticeship places negotiated in the last four years has been increasing.

**Table 19. Apprenticeship places negotiated through s106 agreements**

Year	Places
2012/13	75
2013/14	132
2014/15	150
2015/16	168

Source: LB Camden Economic Development

## Town Centres and retail

- 18.2. Following the economic downturn in 2008 vacancy rates in shopping areas increased across Great Britain. In the period 2008-2011 town centre vacancy rates across Great Britain increased from 5% to 14.5%. In comparison to national figures London maintained lower levels of vacancy, with 10.2% in 2011<sup>7</sup>. Camden also experienced increasing vacancy rates and a loss of retail uses in its centres, although at lower rates than the national and London wide levels. In 2011 Camden had a vacancy rate in shopping areas of 7.5%. In recent years vacancy rates have declined both nationally and in Camden. The following section provides more information on these trends.
- 18.3. Some of the factors influencing town centres and retailing are:
- economic conditions,
  - increasing online sales,
  - increasing consumer mobility and changing shopping preferences: consumers seeking locations with greater choice and which provide a shopping 'experience', leading to fewer, longer trips to reach larger centres<sup>8</sup>, and
  - increasing market share of large retailers and a decline of share for the small independent retail sector<sup>9</sup>.
- 18.4. Camden monitors three indicators related to its town centres and retailing:
- the proportion of retail uses, and food, drink and entertainment uses in protected frontages in the borough,
  - the proportion of vacant premises on protected frontages in the borough, and
  - the change in the amount of floorspace through development for all A use class uses (retail, professional services, cafes and restaurants, drinking establishments and hot food take aways) across the borough.

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<sup>7</sup> London Data Company as referenced in the Guardian:

<http://www.guardian.co.uk/news/datablog/2011/sep/08/high-street-vacancy-rates-retail#data>

Note: London Data Company statistics are not directly comparable with figures from the LB Camden Annual Retail Frontages Survey. For example Camden Town in 2011 was 9.2% vacant according to the Local Data Company whereas it was to 5% vacant according to the Annual Retail Frontages Survey. This variation could be due to different in town centre boundaries.

<sup>8</sup> CBRE, UK Shoppers Spend More But Take Less Trips, Press Release, 24 October 2011

<sup>9</sup> Page 24-25 House of Commons, All-Party Parliamentary Small Shops Group, High Street Britain: 2015



## 19. Vacancy in shopping streets

OBJECTIVE	Minimise the number of vacant premises.
RELATED POLICIES	CS7 Promoting Camden's centres and shops DP12 Supporting strong centres and managing the impact of food drink, entertainment and other town centre uses

- 19.1. The proportion of shops vacant on shopping streets is an important indicator of the health of that centre. Camden's centres have relatively low levels of vacancy, being between 5% and 6% vacant over the last four years. The average vacancy rate for England is 11% (Local Data Company, <http://blog.localdatacompany.com/infographic-full-year-2016-retail-and-leisure-report>).

**Table 20. Vacancy rate, all designated shopping frontages, 2013-2016**

	Occupied	Being refurbished or redeveloped	Vacant
2013	91.9%	1.9%	6.2%
2014	91.7%	2.2%	6.1%
2015	91.1%	3.9%	5.0%
2016	90.6%	4.2%	5.2%

Source: LB Camden Annual Retail Frontages Survey

- 19.2. Table 21 below shows the vacancy rate for each centre in the borough.

**Table 21. Vacancy rates for the individual centres 2015**

<b>Centre</b>	<b>Occupied</b>	<b>Being refurbished or redeveloped</b>	<b>Vacant</b>
<b>Town Centres</b>			
Camden Town	89%	7%	4%
Finchley Road	90%	6%	4%
Hampstead	95%	1%	4%
Kentish Town	90%	4%	7%
Kilburn	92%	2%	6%
West Hampstead	88%	6%	6%
<b>Specialist Shopping Areas</b>			
Fitzrovia	93%	5%	2%
Hatton Garden	96%	1%	3%
Museum Street	94%	1%	5%
Seven Dials	87%	4%	9%
<b>Central London Frontages</b>			
Kings Cross	89%	5%	6%
New Oxford Street	88%	5%	7%
Tottenham Court Road	86%	10%	4%
<b>Neighbourhood Centres</b>			
Albany Street	93%	0%	7%
Belsize Park - Haverstock Hill	91%	0%	9%
Belsize Village	93%	7%	0%
Brecknock Road York Way	88%	7%	5%
Brunswick Centre	93%	0%	7%
Chalcot Road	93%	4%	4%
Chalk Farm	95%	0%	5%
Charlton Street	97%	0%	3%
Chester Road	93%	7%	0%
Cleveland Street	83%	1%	16%
Cricklewood Broadway	96%	0%	4%
Crowndale Road	100%	0%	0%
Drummond Street	99%	1%	0%
Englands Lane	97%	3%	0%
Eversholt Street North	93%	0%	7%
Eversholt Street South	93%	2%	5%
Fairfax Road	100%	0%	0%
Finchley Road - West End Lane	84%	6%	9%
Fortess Road	98%	0%	2%

Centre	Occupied	Being refurbished or redeveloped	Vacant
Fortis Green Road	88%	6%	6%
Goodge Street	95%	3%	2%
Highgate High Street	97%	0%	3%
Highgate Road	83%	0%	17%
Lambs Conduit Street	97%	3%	0%
Leather Lane	93%	5%	3%
Lismore Circus	67%	0%	33%
Mansfield Road	82%	0%	18%
Marchmont Street - Leigh Street	90%	6%	3%
Mill Lane	87%	4%	9%
Murray Street	92%	0%	8%
Queens Crescent	89%	3%	8%
Regent's Park Road	92%	4%	4%
Royal College Street - Camden Road	92%	7%	2%
South End Green	97%	0%	3%
Store Street	100%	0%	0%
Swain's Lane	66%	0%	34%
York Rise Chetwynd Road	84%	0%	16%

Source: LB Camden Annual Retail Frontages Survey

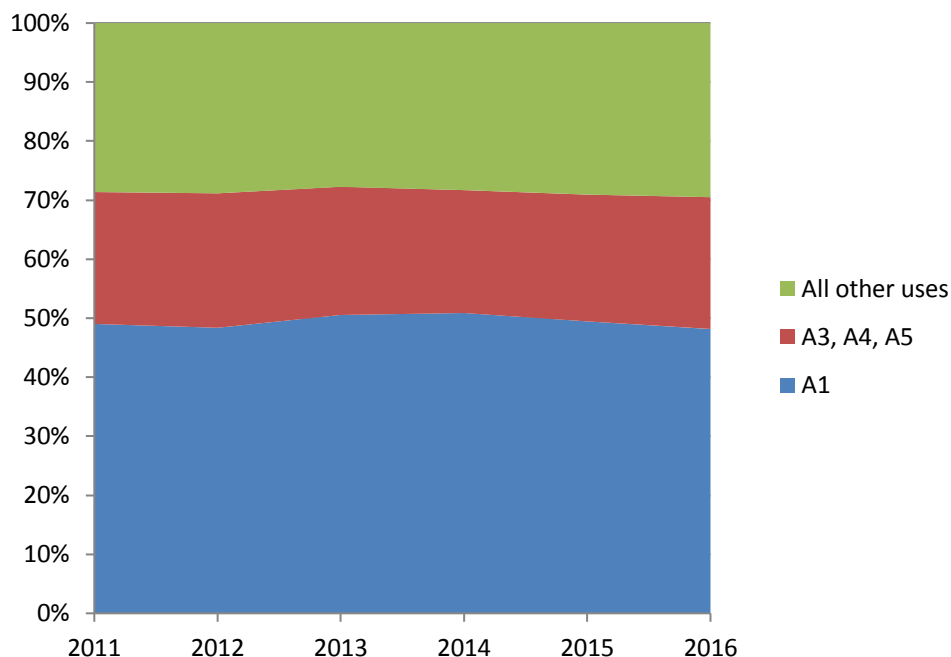
## 20. Retail and food, drink and entertainment uses in shopping streets

OBJECTIVE	Protecting and improving Camden's shopping streets.
RELATED POLICIES	CS7 Promoting Camden's centres and shops DP12 Supporting strong centres and managing the impact of food drink, entertainment and other town centre uses

### LB Camden

- 20.1. The proportion of shops (A1), to food, drink, and entertainment (A3, A4, A5), to other uses has remained stable over the last six years. This reflects the fact that Camden's has planning policies to retain minimum proportions of shop units, and maximum proportions of food, drink, and entertainment uses in its centres.

**Figure 6. Retail (A1 shops), food, drink and entertainment (A3, A4, A5), all protected shopping frontages in LB Camden, 2011 to 2015**



Source: LB Camden Annual Retail Survey

**Table 22. Retail (A1 shops), food, drink and entertainment (A3, A4, A5), all protected shopping frontages in LB Camden, 2011 to 2016**

	A1	A3, A4, A5	All other uses
2011	49%	22%	29%
2012	48%	23%	29%
2013	51%	22%	28%
2014	51%	21%	28%
2015	49%	22%	29%
2016	48%	22%	30%

Source: LB Camden Annual Retail Survey

- 20.2. The breakdown of these uses by each centre is shown on the charts on the following pages.

**Figure 7. Retail (A1 shops), food, drink and entertainment (A3, A4, A5) in Town Centres, Central London Frontages, Central London Local Areas, 2007-2015**

Centre	A1	A3, A4, A5	All other uses
<b>Town Centres</b>			
Camden Town	39%	21%	40%
Finchley Road	44%	13%	43%
Hampstead	49%	13%	38%
Kentish Town	38%	19%	42%
Kilburn	44%	19%	37%
West Hampstead	38%	26%	37%
<b>Specialist Shopping Areas</b>			
Fitzrovia	27%	34%	40%
Hatton Garden	64%	3%	33%
Museum Street	50%	22%	28%
Seven Dials	51%	21%	28%
<b>Central London Frontages</b>			
Kings Cross	21%	27%	52%
New Oxford Street	34%	26%	40%
Tottenham Court Road	49%	18%	33%
<b>Neighbourhood Centres</b>			
Albany Street	71%	5%	24%
Belsize Park - Haverstock Hill	46%	22%	33%
Belsize Village	39%	29%	32%
Brecknock Road York Way	56%	13%	31%
Brunswick Centre	55%	31%	14%
Chalcot Road	42%	8%	50%
Chalk Farm	33%	17%	50%
Charlton Street	39%	18%	43%
Chester Road	0%	0%	100%
Cleveland Street	19%	32%	49%
Cricklewood Broadway	41%	28%	30%
Crowndale Road	43%	14%	43%
Drummond Street	27%	41%	32%
Englands Lane	46%	26%	29%
Eversholt Street North	56%	19%	26%
Eversholt Street South	32%	16%	52%
Fairfax Road	59%	21%	21%
Finchley Road - West End Lane	48%	3%	48%
Fortess Road	47%	33%	20%
Fortis Green Road	30%	12%	58%

<b>Centre</b>	<b>A1</b>	<b>A3, A4, A4</b>	<b>All other uses</b>
Goodge Street	51%	29%	20%
Highgate High Street	58%	10%	32%
Highgate Road	45%	14%	41%
Lambs Conduit Street	62%	19%	19%
Leather Lane	52%	31%	17%
Lismore Circus	33%	0%	67%
Mansfield Road	55%	18%	27%
Marchmont Street - Leigh Street	46%	28%	26%
Mill Lane	45%	10%	45%
Murray Street	42%	8%	50%
Queens Crescent	62%	15%	24%
Regent's Park Road	55%	16%	29%
Royal College Street - Camden Road	38%	21%	41%
South End Green	58%	27%	15%
Store Street	53%	20%	27%
Swain's Lane	24%	28%	48%
York Rise Chetwynd Road	32%	16%	53%

Source: Annual LB Camden Retail frontages survey

## 21. Retail and food, drink and entertainment floorspace completed

OBJECTIVE	Protecting and improving Camden's shopping streets.
RELATED POLICIES	CS7 Promoting Camden's centres and shops DP12 Supporting strong centres and managing the impact of food drink, entertainment and other town centre uses

- 21.1. In 2015/16 there was an overall gain in all of the "A" use classes, as set out in the table below.

**Table 23. 'A' uses change 2008/09 to 2014/15**

Year	A1 shops (sq m net)	A2 financial and professional services (sq m net)	A3 Restaurants and cafes (sq m net)	A4 Drinking establishments (sq m net)	A5 Hot food take away (sq m net)
2008/09	4,347	177	318	-1,635	0
2009/10	-2,669	-293	888	-157	0
2010/11	-4,116	-623	1,556	-436	0
2011/12	1,492	1,947	2,293	1,803	1,947
2012/13	123	-134	954	-1,506	-85
2013/14	-96	368	1391	311	0
2014/15	-32	105	1123	346	346
2015/16	336	849	1129	296	680

Source: London Development Database

- 21.2. There were 22 schemes in 2015/16 which involved a change in A1 shop floorspace. Half of these schemes resulted in a gain of shop floorspace, and the other half resulted in a loss.
- 21.3. The change in A2 floorspace in 2015/16 was spread out over 14 schemes. Seven of these schemes resulted in a gain of A2 floorspace and 6 resulted in a loss.
- 21.4. There were 18 schemes in 2015/16 which involved a change in A3 cafes or restaurants. Twelve of these schemes resulted in an increase of A3 floorspace and 6 resulted in a loss.
- 21.5. The A4 use class (drinking establishments) includes pubs. In 2015/16 Camden lost one pub and gained one. The pub lost was the Black Horse PH 313 Royal College Street. The pub gained was the Parcel Yard in King's Cross Station. Camden is introducing a policy to protect pubs in the Local Plan.
- 21.6. The increase of 680sq m in A5 hot food take away was due to the completion of King's Cross Station (2006/3387/P).

## 22. Hotel accommodation

OBJECTIVE	Protecting existing visitor accommodation in appropriate locations. Ensuring large scale tourism development is located in highly accessible locations.
TARGET	London Plan target of achieving 40,000 net additional hotel bedrooms by 2026 across London
TARGET MET	Part met
RELATED POLICIES	CS8 Promoting a successful and inclusive Camden economy DP14 Tourism development and visitor accommodation

- 22.1. With 25,440 rooms, Camden has the second highest number of visitor rooms of London boroughs. Neighbouring Westminster has the highest number with around 42,190 rooms (Understanding the demand for and supply of visitor accommodation in London to 2036, GLA Economics - August 2013).
- 22.2. The London Plan sets a target of achieving 40,000 net additional hotel bedrooms across London by 2031. Camden's development policies aim to maintain and encourage a range of attractions and accommodation in the borough for Camden's visitors.

**Table 24. Net hotel rooms completed**

Year	Net hotel rooms completed
2006/07	149
2007/08	-47
2008/09	124
2009/10	18
2010/11	261
2011/12	215
2012/13	84
2013/14	100
2014/15	580
2015/16	2

Source: London Development Database

- 22.3. The majority of net additional hotel rooms in the last three years were created either as a result of refurbishments or via change of use of office



floorspace into hotel use. Below are some of the larger hotel developments in the last three years:

- 2012/13: 151 room Club Quarters hotel at 61-62 Lincoln's Inn Fields (2010/3759/P)
- 2013/14: 100 room Great Northern Hotel, King's Cross (2006/3220/P and 2010/3304/P)
- 2014/15: 150 room Premier Inn, Red Lion Street (2012/1302/P), 270 room Premier Inn, Euston Road (2010/1840/P) and 174 room The Hoxton Hotel, Holborn (2011/4914/P)

22.4. In 2014/15 two additional hotel rooms were created via extension to 31-32 Argyle Square.

22.5. All of the above schemes are located in highly accessible areas.

## Sustainable development

### 23. Sustainable design assessment, BREEAM, BREEAM non-domestic refurbishment, Code for Sustainable Homes

OBJECTIVE	Protecting and enhancing our environment
TARGET	BREEAM 'Very good' (encouraging Excellent), and 60% of credits in the Energy and Water categories, and 40% of credits in the Materials category Code for Sustainable Homes: Level 4, and 50% of credits in the Energy, Materials and Water categories.
TARGET MET	Part met
RELATED POLICIES	CS13 – Tackling climate change through promoting higher environmental standards DP22 – Promoting sustainable design and construction

- 23.1. The majority of relevant major developments approved in 2015/16 included a sustainability plan to demonstrate the environmental performance of the proposal. These sustainability plans include BREEAM assessments (Building Research Establishment Environmental Assessment Method) for commercial buildings and domestic refurbishment and/or Code for Sustainable Homes Assessments for new residential buildings. Sustainable assessment tools such as BREEAM and Code for Sustainable Homes measure the performance of buildings against set sustainability criteria. Buildings that achieve high ratings use less energy, consume less water and have lower running costs than those designed to building regulations alone.
- 23.2. BREEAM schemes are scored (awarded credits) for their performance in specific categories. The categories are: energy, health and well-being, management, water, materials, waste, pollution, transport, land use and ecology. As it is relatively easy to obtain credits in transport and management in Camden we have been requiring developments to achieve particular credit levels in the energy, water and materials categories (stated above) which are considered to have the greatest environmental benefits.
- 23.3. BREEAM is a tool to measure the sustainability of new and extended non-residential buildings of 500sq m or more floorspace. The development can be awarded the following ratings of pass, good, very good, excellent and outstanding.
- 23.4. In 2015/16, of the 5 schemes undertaking BREEAM assessments:
- 3 schemes achieved an 'Excellent' rating;
  - 1 achieved a 'Very Good' rating; and
  - 1 achieved a 'Good' rating.
- 23.5. The Code for Sustainable Homes is an environment impact rating system for all new housing. It sets standards for energy efficiency (above those of

building regulations) and sustainability. New housing is awarded a code level from 1 to 6 based on their performance against key sustainability criteria (level 1 is the lowest and level 6 is the highest) and similar to BREEAM, the Code for Sustainable Homes requires schemes to meet specific credit levels for energy, water and materials.

- 23.6. Following the technical housing standards review, the government withdrew the Code of Sustainable Homes in April 2015<sup>10</sup>. This AMR therefore only presents Code for Sustainable Homes indicators for those applications that include it as a transitional benchmark.
- 23.7. In 2015/16, 4 schemes undertook a Code for Sustainable Homes assessment. All 4 achieved Level 4 for Sustainable Homes and 50% credits in energy, water and materials categories.
- 23.8. Table 38 on page 95 provides a list of all relevant major schemes (10 in total) for the 2015/16 period.

## 24. Renewable energy generation

OBJECTIVE	Protecting and enhancing our environment
TARGET	Major schemes to achieve 20% of energy from renewable sources
TARGET MET	Part met
RELATED POLICIES	CS13 – Tackling climate change through promoting higher environmental standards DP22 – Promoting sustainable design and construction

- 24.1. In order to achieve the greatest level of carbon dioxide reduction schemes are first asked to reduce the demand for energy through good design and second to supply energy efficiently, for example through decentralised energy networks or combined heat and power. Production of renewable energy on site is the final stage in the energy hierarchy.
- 24.2. This indicator can include sources of site related decentralised renewable energy. In addition, some developments could meet their renewable energy target through biomass boilers, but the Council no longer encourages the use of biomass boilers due to their negative impact on air quality.
- 24.3. Of all the relevant schemes in 2015/16, 8 of the 10 proposed a renewable energy source. Table 25, below shows the number of schemes providing renewable energy generation compared with the previous four years. Table 38 on page 95 shows the percentage reduction predicted with the type of renewable energy source.

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<sup>10</sup> <https://www.gov.uk/government/publications/code-for-sustainable-homes-technical-guidance>

- 24.4. Generally, schemes are permitted which do not include renewable energy generation if they are change of use only or if the building is better suited to making CO2 savings through other energy efficiency measures.

**Table 25. Renewable energy generation in major schemes permitted**

Percent of energy produced on site from renewable sources	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
More than 20%	2	10	4	9	10	5
Less than 20%	18	4	6	6	13	3
Unspecified percentage	0	0	4	1	1	0
No renewables	9	5	9	2	6	2
<b>Total</b>	<b>29</b>	<b>19</b>	<b>23</b>	<b>18</b>	<b>30</b>	<b>10</b>

Source: Strategic Planning and Implementation Team

## 25. Sustainable urban drainage systems (SUDS)

OBJECTIVE	To mitigate against surface water flooding
TARGET	No target
RELATED POLICIES	CS13 – tackling climate change and improving and protecting Camden and environment and quality of life DP23 – Water DP27 – Basements and lightwells

- 25.1. Sustainable drainage systems are designed to control surface water run off close to where it falls and mimic natural drainage as closely as possible. In 2015/16 Camden required 9 schemes to provide SUDS, secured through condition. In some instances it may not be necessary to secure SUDS through condition where they have been designed into the scheme at the planning application stage. The number of schemes where the Council has required SUDS secured through condition is shown in Table 26 below.

**Table 26. Planning schemes permitted with conditions for Sustainable Urban Drainage Systems (SUDS)**

Year	Schemes
2010/11	35
2011/12	20
2012/13	20
2013/14	15
2014/15	44
2015/16	9

Source: Strategic Planning and Implementation Team

**26. Air Quality**

OBJECTIVE	Protecting and enhancing our environment Reduction in the level of identified air pollutants in the National Air Quality Strategy
TARGET	Multiple. See details below.
TARGET MET	Part met
RELATED POLICIES	CS13 Tackling climate change through promoting higher environmental standards DP32 Clear Zone and air quality

- 26.1. An Air Quality Management Area (AQMA) has been established across the borough in response to the air quality in the borough failing to meet the Government's objectives for nitrogen dioxide (NO<sub>2</sub>) and fine particles (PM<sub>10</sub>). The Council has produced an Air Quality Action Plan that identifies actions to reduce the level of nitrogen oxides and particulate matter. This initiative supports policies CS13 and DP32 and can also be used to illustrate any significant effects from the application of policy CS11.
- 26.2. Six airborne pollutants are measured in Camden: Sulphur Dioxide (SO<sub>2</sub>), Nitrogen Dioxide (NO<sub>2</sub>), Fine Particles (PM<sub>10</sub>) Ozone and Carbon Monoxide. These are presented in **Error! Reference source not found.** below, along with Camden's compliance with EU limit levels for these pollutants.

**Table 27. Air Pollutants measured in Camden**

Pollutant	Target	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Nitrogen Dioxide (NO <sub>2</sub> )*	Annual Mean Objective of 40 µg/m3	x	x	x	x	x	x	x	x	x	x	x
	Hourly Objective of 200 µg/m3	✓	✓	x	x	x	x	x	x	x	x	x
Sulphur Dioxide (SO <sub>2</sub> )**	Hourly mean of no more than 24 occurrences greater than 350 µg/m3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Daily mean of no more than 3 days greater than 125 µg/m3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	15 minute mean objective of no more than 35 occurrences greater than 267 µg/m3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Particulate Matter (PM <sub>10</sub> )*	Annual Mean Objective of 40 µg/m3	✓	x	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Daily objective of no more 35 days with a daily mean of 50 µg/m3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ozone (O <sub>3</sub> )**	Hourly objective of no more than 18 days where the maximum rolling 8hour mean is greater than 100 µg/m3	✓	x	✓	✓	✓	✓	✓	✓	✓	✓	✓
Benzene**	Annual Mean Objective of 5 µg/m3	✓	✓	n/a <sup>†</sup>								
Carbon Monoxide (CO)**	Annual Mean Objective of 10 µg/m3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

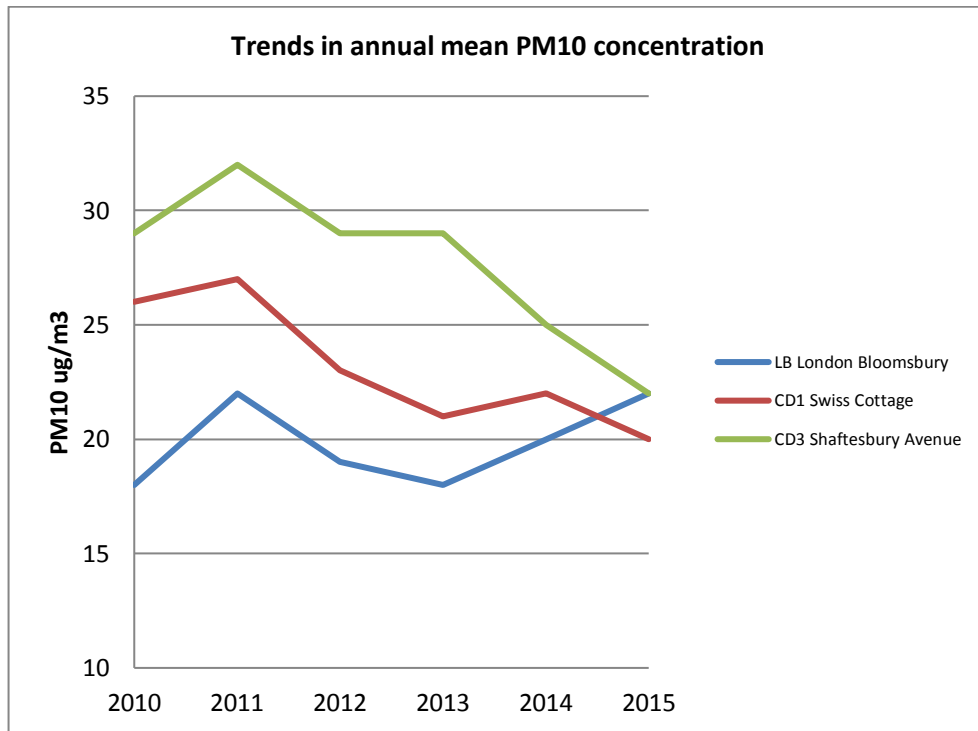
Source: Air Quality Projects & Policy, LB Camden

\* Average measurement from Swiss Cottage, Shaftsbury Avenue and Bloomsbury Monitoring Sites (NO<sub>2</sub> levels also measured at Euston Road Monitoring Site)

\*\* Measurement from Bloomsbury Monitoring Site

† Benzene not measured in Camden since 2007 as historic modelling has shown levels for this pollutant to be negligible.

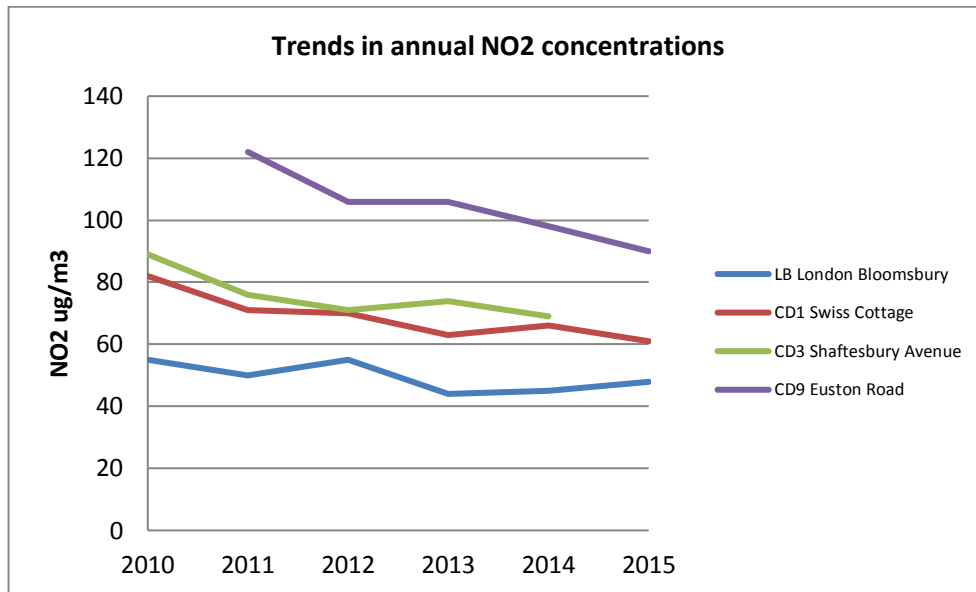
**Figure 8. Annual mean PM<sub>10</sub> concentration (micrograms) at 3 measurement stations in Camden**



Source: Sustainability and Green Space, LB Camden

- 26.3. The concentrations of PM<sub>10</sub> recorded in the Borough at Shaftesbury Avenue (CD3), Bloomsbury (LB) and Swiss Cottage (CD1) continue to meet the objective of less than 40 µg/m³. While there is a general downward trend in Camden's roadside sites (CD1 and CD3), the urban background site LB has seen a slight increase in levels since 2013. 2014 saw the first year of PM<sub>10</sub> monitoring at Euston Rd, with an annual mean of 29 µg/m³ recorded.

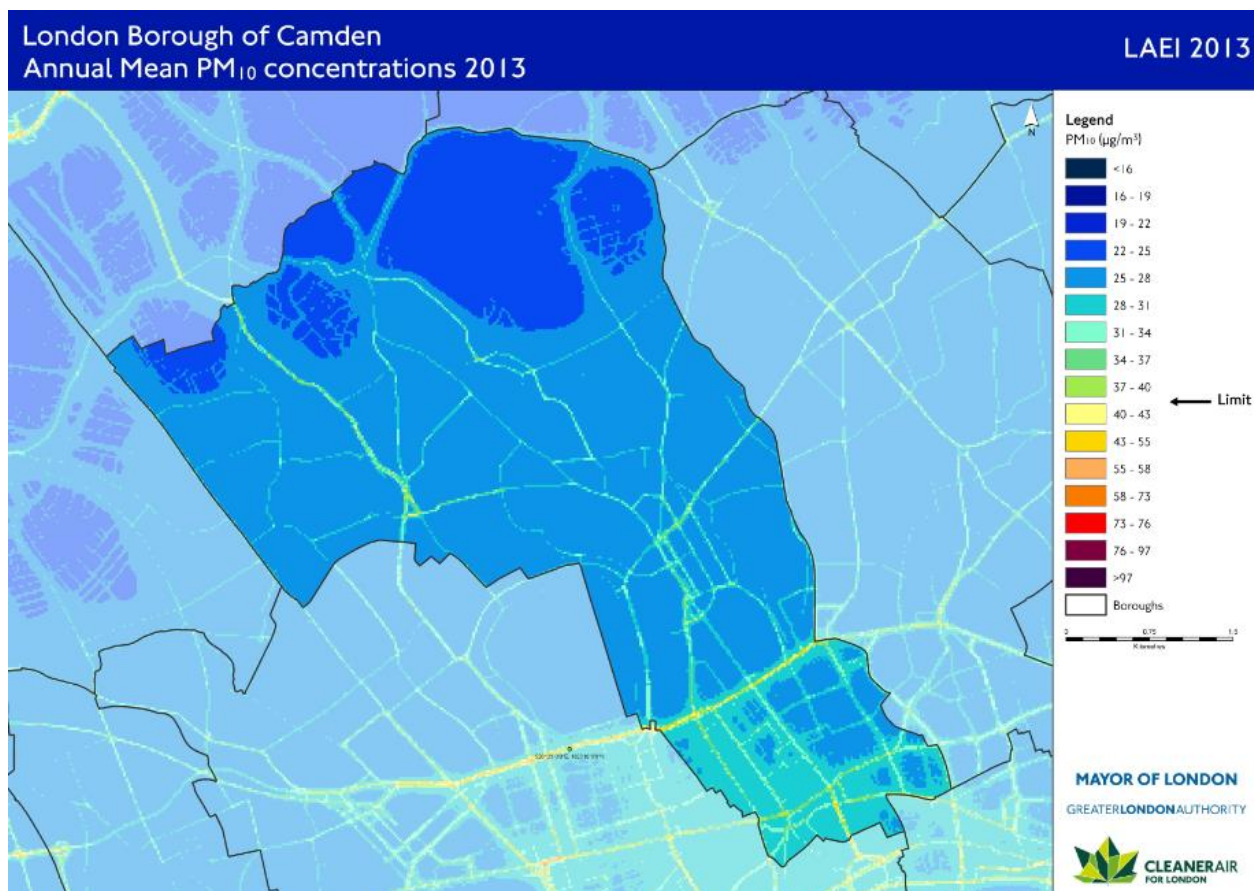
**Figure 9. Annual mean NO<sub>2</sub> concentration (micrograms) at 4 measurement stations in Camden**



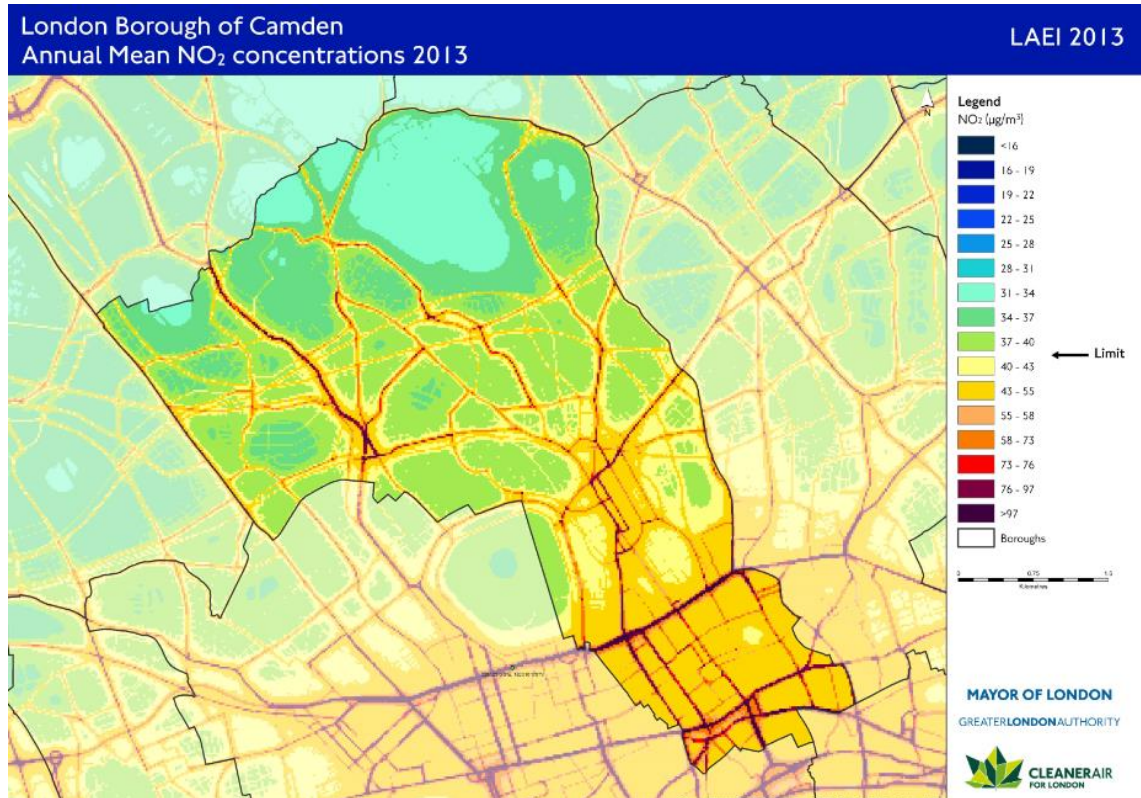
Source: Sustainability and Green Space, LB Camden

- 26.4. The annual mean objective for nitrogen dioxide was not achieved at any of the monitoring sites in 2014. Levels of NO<sub>2</sub> have remained largely static since 2001, although there has been a slight downward trend since 2009.
- 26.5. Camden also monitors NO<sub>2</sub> at fourteen additional sites across the borough through a network of diffusion tubes. The overall picture for these sites concurs with the downward trend in overall levels reported by the automatic monitoring sites graphed above.
- 26.6. Modelling from 2013 indicates that high levels of PM<sub>10</sub> and NO<sub>2</sub> across the borough are concentrated along roads with high levels of traffic and a large proportion of HGVs and buses, as mapped on **Error! Reference source not found.** and, below.



**Figure 10. Modelled PM10 levels**

Source: Corporate Sustainability Team, LB Camden

**Figure 11. Modelled NO<sub>2</sub> emissions**

Source: Corporate Sustainability Team, LB Camden

- 26.7. The Council actively seeks to improve air quality throughout the borough using policies and projects set out in its Air Quality Action Plan. Full details of areas of focus (reducing transport emissions, reducing emissions from new developments, reducing emissions from gas boilers and industrial processes, awareness raising initiatives, and lobbying and partnership working) can be found in the Action Plan 2016-18, which is available at [www.camden.gov.uk/AQ](http://www.camden.gov.uk/AQ).

**27. Open spaces and nature conservation sites**

OBJECTIVE	To protect and enhance the Borough's open spaces
TARGET	No net loss of open space
TARGET MET	Met
RELATED POLICIES	CS15 Improving and protecting our parks and open spaces and encouraging biodiversity DP31 Provision of, and improvements to, open space, sport and recreation

**Total open space**

- 27.1. The Council's 2008 Open Space Review identified that there are 280 open spaces in Camden, totalling an area 526.6 hectares and representing 25% of the borough's land area. Of these, 110 (75% of open space area) are publicly accessible. Monitoring open space typologies helps the Council to focus resources to where they are most needed and survey any changes over time.

**Table 28. Open Space Typologies in Camden 2008**

Typology (based on PPG17)	Publicly Accessible		Private Open Space		Total	
	No.	Ha.	No.	Ha.	No.	Ha.
Local Parks and Gardens <sup>1</sup>	45	366	27	16.8	72	382
Amenity green space	26	8.1	54	46	70	54.1
Green Corridors	3	7	18	9.6	21	16.6
Provision for Children and Young People	13	1.6	13	5.1	26	6.7
Civic and Market Squares and Other Paved Open Space	10	1.3	5	1.1	15	2.4
Natural and Semi-Natural Green space	8	1.5	31	33	39	34.5
Allotments and Community Gardens	5	1.2	6	2.6	11	3.8
Housing Estate Areas <sup>2</sup>	26	12.9	n/a	n/a	26	12.9
Outdoor Sports	0	0	11	8.4	11	8.4
Cemeteries and Churchyards	0	0	5	4.9	5	4.9
<b>Total</b>	<b>1,102</b>	<b>399</b>	<b>170</b>	<b>127</b>	<b>280</b>	<b>527</b>

<sup>1</sup> Kenwood Estate and the SSSIs included as part of Hampstead Heath area of open space is not double counted.

<sup>2</sup> Housing estate open spaces that have not been identified within other categories.

Source: Camden Open Space Study Review 2008

### Open space change

- 27.2. According to the London Development Database no development was completed in 2013/14, 2014/15, or 2015/16 which resulted in loss or gain of open space.
- 27.3. Through the Local Plan Camden has been proactively identifying and protecting open space. We identified 9 new open space for protection, and proposed 18 amendments to existing open spaces to ensure the boundaries and accurate and up to date. Further detail can be found in Appendix 3 to the Local Plan (Policies Map Changes) available for download from [www.camden.gov.uk/localplan](http://www.camden.gov.uk/localplan).

## 28. Areas of biodiversity importance

OBJECTIVE	To protect and enhance the environment
TARGET	No net loss in area and populations of biodiversity
TARGET MET	No / unknown
RELATED POLICIES	CS15 Improving and protecting our parks and open spaces and encouraging biodiversity DP31 Provision of, and improvements to, open space, sport and recreation

- 28.1. Natural habitats and species are protected by Core Strategy policy CS15 and policy DP31 in Camden Development Policies. Greenspace Information for Greater London (GiGL) provide annual updates on biodiversity habitats, defined as Sites of Special Scientific Interest, Sites of Importance for Nature Conservation (defined below as Sites of Metropolitan and Borough Importance) and other local sites. 2013/14 data shows a total of 430ha of land is classed as having biodiversity importance (no change from 2011/12).
- 28.2. As part of the evidence base for the Local Plan, LB Camden commissioned the London Wildlife Trust to undertake a review of the Sites of Importance for Nature Conservation (SINC) within the Borough.
- 28.3. Each surveyed site was to be reviewed for potential boundary changes (loss or gain of SINC valued habitat) and against the GLA Open Space and Habitat Survey for Greater London SINC Status Criteria.
- 28.4. The surveys of the SINC and additional sites were undertaken between 30 April and 30 June 2014 and it is proposed that of the 40 surveyed sites:
- 1 Borough Grade II SINC is upgraded to Borough Grade I SINC;
  - 1 current non-SINC site is proposed to be graded as a Borough Grade II SINC;
  - 2 current non-SINC sites are proposed to be graded as Local Grade SINC;
  - 14 SINC require boundary changes with 3.04ha of former SINC area to be removed and 1.19ha of area to be added;
  - 34 SINC require updates to citations.
- 28.5. In addition it is proposed that a total of 6 Strategic Wildlife Corridors are recognised within the Borough these are:
- Regent's Canal Link
  - Nash Ramblas Link
  - Hampstead Ridge
  - North London Line
  - Thameslink railway corridor
  - Metropolitan and Jubilee underground line corridor

- 28.6. The revised SINC boundaries will be added to the Local Plan Policies Map. The Local Plan is scheduled for adoption in mid 2017.
- 28.7. The table below summarises the areas of biodiversity importance.

**Table 29. Areas of biodiversity importance 2015/16**

Designation type	Number of sites	Area (ha)	Area (ha) following review
Sites of Special scientific Interest	1	16.1	15.4
Sites of Metropolitan Importance	5	323.8	321.7
Sites of Borough Importance Grade 1	7	39.8	39.7
Sites of Borough Importance Grade 2	9	31.9	33.4
Sites of Local Importance	15	18.4	18.9
Total	37	430.0	429.1

Sources: Greenspace Information for Greater London 2014, London Wildlife Trust, Review of Sites of Importance for Nature Conservation (SINC) in the London Borough of Camden.

## 29. Safeguarding of the Regis Road waste site

OBJECTIVE	Protecting and enhancing our environment
TARGET	Development of waste management facilities needed to meet EU and national targets
TARGET MET	Yes
RELATED POLICIES	CS18 – Dealing with our waste and encouraging recycling

- 29.1. No new waste management facilities were permitted or constructed in Camden in 2015/16. Camden has one waste management facility safeguarded under Core Strategy policy CS18 – Dealing with our waste and encouraging recycling. Regis Road is a civic amenity site, recycling and reuse centre at Regis Road accepting both household waste and recyclable materials. This site is also protected under Camden's forthcoming Local Plan.

## 30. Municipal waste arisings and household recycling rates

OBJECTIVE	Protecting and enhancing our environment
TARGET	Recycle and compost at least 30% of household waste
TARGET MET	Yes
RELATED POLICIES	CS18 – Dealing with our waste and encouraging recycling

Camden's Green Action for Change aims for a recycling and composting rate of 40% across north London boroughs by 2020.

We aim to reduce residual household waste from 2008/09 levels by:

- 3% by 2012
- 7.5% by 2015
- 15% by 2020

- 30.1. The last 10 years have seen a general trend of reducing volumes of waste and increasing recycling rates despite population growth as set out in Table 30 below.
- 30.2. The total municipal waste arisings for Camden in 2015/16 was 114,210 tonnes and the amount recycled was 25,481 tonnes. In 2015/16 25% of household waste was recycled.

**Table 30. LB Camden Municipal Waste Arisings**

Year	Total Municipal Waste Arisings	Camden Household Waste	Camden Non-Household Waste	Camden Household Recycling	Camden Non Household Recycling	% of household waste recycled
2001/02	134,503	83,668	36,921	12,533	-	14%
2002/03	135,225	83,135	36,503	13,857	-	16%
2003/04	132,105	78,868	34,955	16,486	-	19%
2004/05	133,494	63,782	48,641	19,788	-	25%
2005/06	134,914	55,990	58,108	19,580	305	27%
2006/07	135,697	54,231	57,978	21,248	2,096	28%
2007/08	131,426	51,753	57,010	19,607	2,902	27%
2008/09	126,589	50,532	53,135	20,391	2,452	28%
2009/10	122,606	48,516	50,649	20,875	2,511	30%
2010/11	121,322	51,437	41,754	24,652	2,792	32%
2011/12	117,582	50,688	38,481	25,124	2,793	33%
2012/13	110,890	40,567	35,170	21,274	2,491	31%
2013/14	110,465	44,403	32,159	21,327	1,677	29%
2014/15	114,684	60,745	24,538	21,626	3,939	26%
2015/16	114,210	59,935	28,794	19,795	5,686	25%



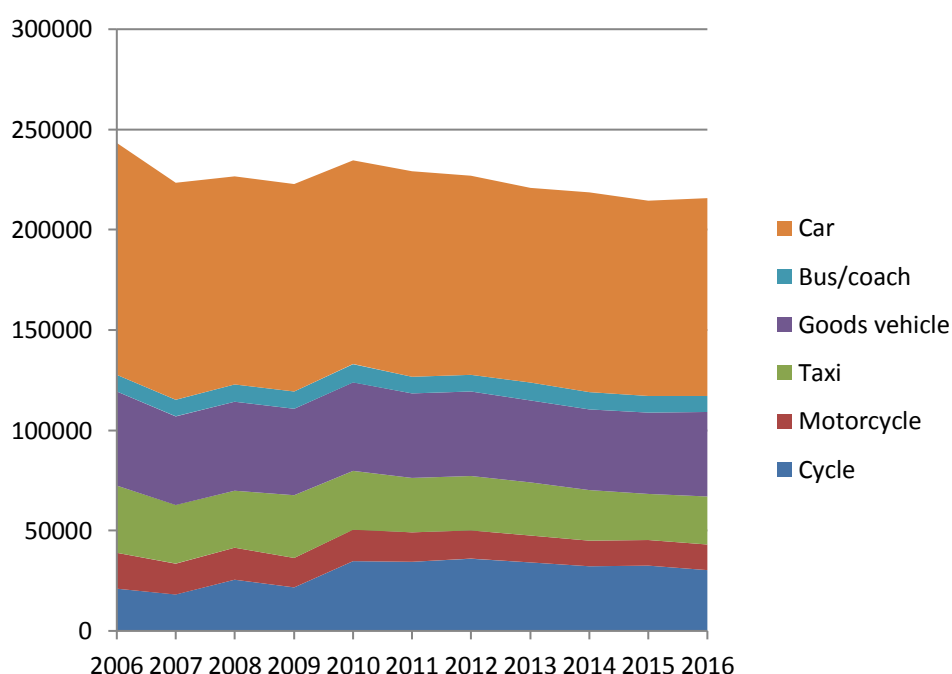
## Transport

### 31. Proportion of the population travelling to work on foot or bicycle

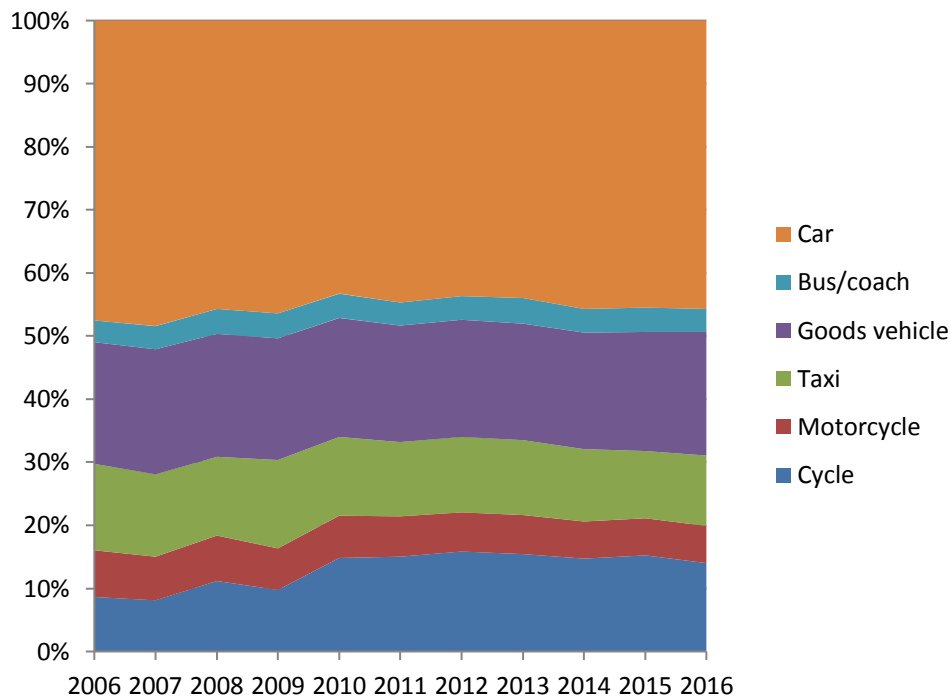
OBJECTIVE	Protecting and enhancing our environment
TARGET	More than double cycling's proportion of total traffic flows from 9.7% in 2009/10 to 25% in 2019/20.
TARGET MET	Ongoing
RELATED POLICIES	CS11 Providing sustainable and efficient travel CS13 Tackling climate change and improving and protecting Camden and environment and quality of life DP16 Transport implications of development

- 31.1. There has been a considerable change in transport modes used within the borough over recent years, with a clear decrease in car usage and increase in bicycle travel. According to screenline data in the period 2006 to 2012 cycle flows increased from 9% to 16% of the proportion of traffic. In this period cars declined as a proportion of traffic, falling from 47% to 44%. The past three years has seen a flattening of these trends. In recent years cycling in Camden has been declining slightly in both absolute numbers and in proportion of trips, according to these screenline counts (from 15% in 2015 to 14% in 2016). Refer to Figure 12 and Figure 13 below.

**Figure 12. Transport screenlines – counts by mode**



Source: Screenlines, 6 hr counts: 8.00-10.00, 12.00-14.00 and 16.00-18.00, Public Realm and Transport, LB Camden

**Figure 13. Transport screenlines – percentage of counts by mode**

Source: Screenlines, 6 hr counts: 8.00-10.00, 12.00-14.00 and 16.00-18.00, Public Realm and Transport, LB Camden

Note: The reductions in the levels of cycle usage in 2008 and 2009 may be attributed to the fact that 2008 surveys were carried out in May and 2009 surveys in March when the weather conditions were unfavourable for cyclists.

## 32. Traffic flows

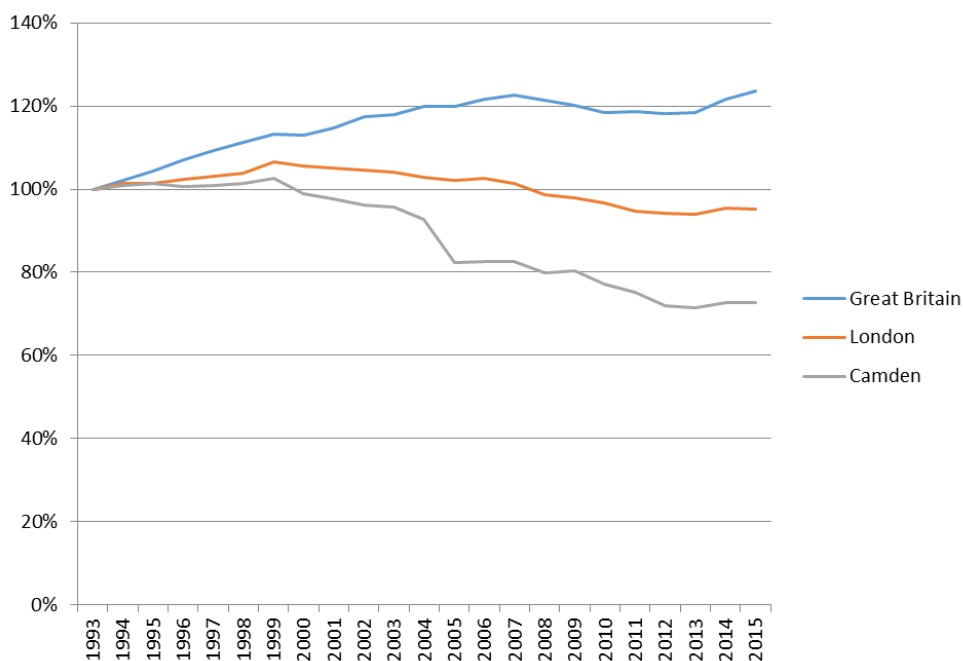
OBJECTIVE	Protecting and enhancing our environment
TARGET	Core Strategy: Reduce traffic in the borough by 15% from 2001 levels
TARGET MET	Yes Ongoing
RELATED POLICIES	CS11 Providing sustainable and efficient travel CS13 Tackling climate change and improving and protecting Camden and environment and quality of life DP16 Transport implications of development

- 32.1. Traffic in Camden has decreased significantly since 1994 in contrast to the national and regional trends of increasing traffic.
- 32.2. However in recent years traffic has started to increase again. Camden reached a low point of 443 million vehicle kilometres in 2013, which

increased to 450 million vehicle kilometres in 2014, where it remained at this level for 2015.

- 32.3. In the 10 year period 2005 to 2015 traffic in Camden reduced by 12%, putting it in the top 10 largest reductions of traffic in the 33 London Boroughs. Figure 14 shows the longer term trends from 1994. The sharp decline for Camden in 2003 is due to introduction of the congestion charging zone.

**Figure 14. Motor vehicle traffic, percentage change from 1994 levels**



Source: Department for Transport statistics, Motor vehicle traffic (vehicle kilometres) by local authority in Great Britain, annual from 1993, annual from 1993 to 2015 (Table TRA8904).

### 33. Car free and car capped developments

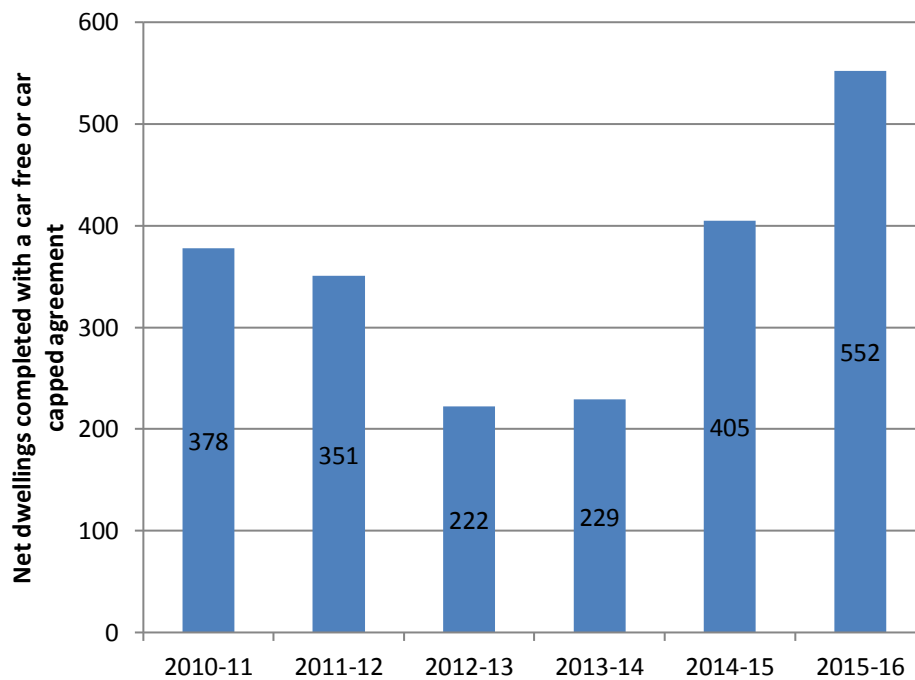
OBJECTIVE	Reduce the environmental impact of travel Reduce congestion
TARGET	No target
RELATED POLICIES	CS11 Providing sustainable and efficient travel CS13 Tackling climate change and improving and protecting Camden and environment and quality of life DP16 Transport implications of development DP18 Parking standards and limiting the availability of car parking

- 33.1. Car free development is that which has no on-site car parking, and where the occupiers are not issued with on-street parking permits. Car capped

refers to restricting any increase in on-site spaces or additional on street permits from the existing provision.

- 33.2. The Council expects developments to be car free in almost all instances. Developments in the Central London Area, Town Centres and Controlled Parking Zones, which cover almost the entire borough, are expected to be car free.
- 33.3. In 2015/16 552 dwellings were completed in schemes with car free agreements - not having a parking space or permit.

**Figure 15. Net dwellings completed with a car free agreement**



Source: Section 106 database, London Development Database

### 34. Travel Plans

OBJECTIVE	Reduce the environmental impact of travel Reduce congestion
TARGET	Increase in the total number of travel plans agreed for new developments Further targets in the Local Implementation Plan
TARGET MET	Yes
RELATED POLICIES	CS11 Providing sustainable and efficient travel CS13 Tackling climate change and improving and protecting Camden and environment and quality of life DP16 Transport implications of development

Schemes have to produce a travel plan if the development significantly increases transport demand or if any increase is likely to be using unsustainable forms of transport. In 2015/16 16 schemes were permitted with travel plans.

**Figure 16. Travel Plans negotiated**

Year	Schemes permitted with Travel Plans
2001-02	2
2002-03	2
2003-04	3
2004-05	6
2005-06	4
2006-07	20
2007-08	16
2008-09	8
2009-10	21
2010-11	31
2011-12	18
2012-13	19
2013-14	16
2014-15	31
2015-16	16

Source: Section 106 database

## Heritage

### 35. Heritage at risk

OBJECTIVE	To protect and enhance our environment
TARGET	Remove at least 5% of total number of Buildings at Risk in Camden from the Register annually.
TARGET MET	Met
RELATED POLICIES	DP25 Conserving Camden's heritage

- 35.1. 'Heritage at Risk' is listed buildings and structures that are in a poor condition and often vacant. They are in need of repair and if vacant need to be put to a suitable use. The nationwide register of heritage at risk is maintained and published annually by Historic England, with a separate volume published covering London only.
- 35.2. In 2015/16, 2 buildings in the borough were removed from the register as a result of repairs or being brought back into use and 4 entries were added having been identified through survey by the Council's Heritage and Conservation officers.

**Table 31. Buildings at Risk added and removed 2015/16**

Code	Site
<b>Added</b>	
1379249	College Chapel, King's College, Kidderpore Avenue NW3
1379253	The Summerhouse, King's College, Kidderpore Avenue NW3
1130394	St Stephen's Church, Rosslyn Hill NW3
1342049	Church of St Mary the Virgin, Eversholt Street, Camden Town NW1
<b>Removed</b>	
1379027	Fountain and pond in the Italianate Garden, Witanhurst, Highgate West Hill N6
1379032	Italianate Garden in the grounds of Witanhurst, Highgate West Hill N6

Source: Buildings at Risk 2016, Historic England

**Table 32. Buildings at Risk in Camden 2009–2016**

<b>Year</b>	<b>Buildings removed since previous year</b>	<b>Buildings added since previous year</b>	<b>Buildings at Risk entries</b>
2009	4	3	55
2010	4	2	53
2011	6	3	49
2012	10	4	43
2013	6	3	40
2014	5	8	43
2015	3	2	42
2016	2	4	46

Source: Buildings at Risk 2016, English Heritage

- 35.4. Please note that entries on the statutory list of buildings of special architectural or historic interest may comprise a number of separate buildings.

## Basements

### 36. Basements

OBJECTIVE	Protecting and enhancing our environment
RELATED POLICIES	DP23 – Water DP27 – Basements and lightwells

- 36.1. The shortage of development land and high land values in the borough has led to a significant number of applications for basement development. While basement developments can help to make efficient use of the borough's limited land, in some cases they may cause harm to the amenity of neighbours, affect the stability of buildings, cause drainage or flooding problems, or damage the character of areas and the natural environment.
- 36.2. Camden has a comprehensive policy framework for dealing with basement applications. This requires applicants to submit material to demonstrate that proposed basement schemes will not harm the built and natural environment or local amenity. The level of information required from applicants is commensurate with the scale and location of the scheme. Applicants are required to submit this information within a Basement Impact Assessment and in certain situations applicants are also required to fund an independent verification of their submitted Basement Impact Assessments.
- 36.3. In 2015/16, Camden approved 103 schemes which involved basement or lightwell excavation. This compares to 77 basement schemes which were approved in 2014/15. Details regarding basement schemes are set out in the table below.

**Table 33. Number of basement applications decided**

	Granted	Refused	% Granted	% Refused
2008/09	141	24	85%	15%
2009/10	133	41	76%	24%
2010/11	118	44	73%	27%
2011/12	113	44	72%	28%
2012/13	115	31	79%	21%
2013/14	64	15	81%	19%
2014/15	77	13	86%	14%
2015/16	103	13	89%	11%

Source: Camden Development Monitoring



**Table 34. Basement schemes (detailed)**

	2011/12		2012/13		2013/14		2014/15		2015/16	
Basement schemes approved	113		115		64		77		103	
Basement schemes refused	44		31		15		13		13	
TOTAL SCHEMES	157		146		79		90		116	
1 storey in depth	144	92%	137	94%	65	82%	70	78%	107	92%
> 1 storey in depth	13	8%	9	6%	14	18%	20	22%	9	8%
Residential use	144	92%	130	89%	71	90%	77	86%	102	88%
Other use	13	8%	16	11%	8	10%	13	14%	14	12%
Detached	53	34%	48	33%	29	37%	40	44%	30	26%
Semi-detached	37	24%	38	26%	28	35%	15	17%	37	32%
Terrace	67	43%	60	41%	22	28%	35	39%	49	42%

Source: Camden Development Monitoring

**37. Basement schemes with SUDS**

OBJECTIVE	Protecting and enhancing our environment
TARGET	No target
RELATED POLICIES	DP23 – Water DP27 – Basements and lightwells

- 37.1. Sustainable Urban Drainage Systems are low environmental impact approaches to drain away dirty and surface water run off through collection, storage and cleaning before slow release back into the environment. It is intended to prevent flooding, pollution and contamination of groundwater.
- 37.2. In 2015/16 Camden approved 14 basement schemes which incorporated conditions for SUDS.

**Table 35. Basement schemes with SUDS**

Year	SUDS
2010/11	11
2011/12	18
2012/13	17
2013/14	10
2014/15	17
2015/16	14

Source: Camden Development Monitoring

- 37.3. However it should be noted that developers can use alternative design solutions, other than SUDS, to ensure adequate drainage for their schemes.

## Planning obligations (Section 106 agreements)

### 38. S106 agreements signed

- 38.1. In 2015/16 300 s106 agreements were signed.

### 39. Section 106 financial activity

- 39.1. In 2015/16 s106 financial contributions totalling £31.9 million were received.

**Table 36. s106 financial activity**

Year	Received in year £000s	Expenditure £000s
2001/02	£ 1,222	£ 595
2002/03	£ 3,238	£ 426
2003/04	£ 804	£ 1,412
2004/05	£ 2,264	£ 1,693
2005/06	£ 1,566	£ 915
2006/07	£ 3,007	£ 1,582
2007/08	£ 8,689	£ 628
2008/09	£ 3,547	£ 1,291
2009/10	£ 3,216	£ 2,730
2010/11	£ 7,025	£ 2,908
2011/12	£ 11,180	£ 7,427
2012/13	£ 9,561	£ 3,349
2013/14	£ 16,991	£ 2,403
2014/15	£ 30,264	£ 7,420
2015/16	£31,926	£8,759

Source: Camden Finance, Site Development Team

- 39.2. Further information on planning obligations and s106 contributions are set out in the CIL and S106 Annual Report 2015/16 which is available for download from Council's website at:

[https://www.camden.gov.uk/ccm/cms-service/stream/asset?asset\\_id=3506931&](https://www.camden.gov.uk/ccm/cms-service/stream/asset?asset_id=3506931&)

- 39.3. This report sets out how the Council will spend the money collected through s106 agreements, detailing the projects and programmes which will be

undertaken in the coming years and are funded with financial contributions collected through planning obligations.

## Infrastructure

### 40. Delivery of identified infrastructure projects (appendix 1 of the Core Strategy)

OBJECTIVE	Support Camden's growth and development
TARGET	Various
TARGET MET	Part met
RELATED POLICIES	CS19 – Delivering and monitoring the Core Strategy

Table on following page

**Table 37. LDF Infrastructure table update**

Item no.	Area	Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies*	Status
1	Children and Education Services	Early Years	Provision of additional two year old places to meet identified need – c.125 places.	Borough wide	Voluntary/ Private Sector	2010 – 2026		CS10	Complete Since September 2013 there has been a statutory requirement to provide 15 hours per week of early education for 20% most disadvantaged 2 year olds, extended to 40% from September 2004.
2			Provision of additional three and four year old places to meet identified need – c.210 old places for three year olds and c.247 places for four year olds.	Borough wide	LBC - Children, Schools and Families Directorate	2010 - 2026		CS10	Complete Camden provides a 25 hour offer of early education and childcare in maintained children's centres and school nurseries for 3 and 4 year olds (the statutory entitlement is 15 hours per week. LBC provides an additional 10 hours per week).
		Primary Schools	Expansion of provision (0.5 FoE expansion)	Emmanuel School – West Hampstead/Fortune Green (North West subarea)	LBC - Children, Schools and Families Directorate	By 2013	Primary Capital Programme (PCP), S. 106, Basic Need, and Local Authority Coordinated Voluntary Aided Programme (LCVAP)	CS3; CS10	Complete Opened at start of academic year September 2011 (one year earlier than originally planned).
			New resource base for 14 children with autistic spectrum disorder (ASD) and associated improvements to Kentish Town School	Kentish Town (North West sub-area)		By September 2010	Prudential borrowing, PCP, LCVAP	CS3; CS10	Complete Alterations and extensions to the Kentish Town CoE Primary School were completed in September 2011.
			Expansion of provision (1 school / 2FE), King's Cross	King's Cross	LBC - Children, Schools and Families Directorate			CS3; CS10	Complete King's Cross Academy opened in the Plimsoll Building in September 2015. In its first year, it provided 2 reception classes for up to 60 children and a 26 place nursery for 3 to 5 year olds. The Academy will expand over time to serve 420 primary school pupils, plus the nursery.
			Estimated provision of up to 3 to 5 additional forms of entry over the planning period.	Demand generated in various locations.	LBC - Children, Schools and Families Directorate			CS3; CS10	0.5 FE at St Luke's Free School was provided from 2011/12. 1FE provided through opening of Abacus Free School in Belsize Park from September 2013 (temporarily located at Jubilee Waterside Centre). Abacus are looking to move to the former Hampstead Police Station, Rosslyn Hill and expand to 2 FE. The Council is seeking to provide 2FE at Kingsgate School from 2016/17 at the Liddell Road site: a planning application was submitted at the end of 2014 (2014/7649/P). The new Liddell Road buildings have been delayed until 2017 due to Network Rail access permissions. There may be a need for additional primary school provision within the Euston Area. The Euston Area Plan identifies the provision of a new 2FE primary school on the North Euston Cutting and a further 1-2FE within the Regent's Park area. There are proposals to rebuild Edith Neville as a 1FE school with new school buildings opening in 2018. There could be flexibility for expanding Edith Neville by a further 1FE in the future on the roof of the new building, if required in the locality.
			Primrose Hill - remodel/change of use for a temporary bulge class (1FE) including the Courthope Education Centre	Primrose Hill school - Planning Area 3	LBC - CSF	2009/10	Funded from DfE Basic Needs and Council funds.		Temporary class working through school. Reception from September 2009

Item no.	Area	Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies*	Status
			Abacus Belsize Free School (1FE)	Planning Area 3	Community	2013/14	Funded by DfE Free School Programme		Permanent provision currently located at a temporary school site in Belsize ward
			Hampstead Parochial - temporary bulge class (1FE)	Hampstead Parochial - Planning Area 1	LBC - CSF	2014/15	Funded from DfE Basic Needs.		Temporary class working through school from 2014/15 academic year. Reception from September 2014.
			Kingsgate - permanent expansion of an additional (2FE) on a dual site split between the existing Kingsgate school and Liddell Road.	Kingsgate - Planning Area 1	LBC - CSF	2016/17	Property and Contracts - any information?		Permanent provision expansion currently proposed to open from the 2017/18 academic year
			Hawley Infants/primary - permanent expansion to full 1FE including a junior school on a new site provided by developer at Hawley Wharf	Hawley Primary School - Planning Area 3	LBC - CSF	2016/17	Property and Contracts - any information?		A new all-through primary school, including a 26 place nursery is being built to replace Hawley Infants. The new school is part of the Hawley Wharf development.
		Secondary Schools	Expansion of provision (one new school, 6FE) plus 250 place Sixth Form, Adelaide Road, Swiss Cottage	UCL Academy, Adelaide Road, Swiss Cottage ward	LBC - Children, Schools and Families Directorate	2012/13	Built through BSF	CS3; CS10	Opened in September 2012 with 180 students in Foundation and 125 students in Level 3. Expected to reach its full capacity of 1,150 students by Autumn 2016.
			Expansion of provision (one new school, 6FE) plus 250 place Sixth Form, Adelaide Road, Swiss Cottage	Expansion of provision at Swiss Cottage Special School from 150 pupils to 230 pupils, Adelaide Road	LBC - Children, Schools and Families Directorate			CS3; CS10	The School now has a sixth form, which opened in November 2012 when the school moved from a period of using temporary sites to purpose-built accommodation on its original site. The nature of the school's intake has also changed, mainly as a result of the closure of another special school in the Borough. There are now significantly higher numbers of pupils with profound and multiple learning difficulties and autistic spectrum disorders.
			Expanded provision – 2 FE 11-16 plus 100 new sixth form places		LBC - Children, Schools and Families Directorate			CS3; CS10	The UCL Academy opened in September 2012 providing an additional 6 forms of entry (6FE) and currently has Year 7 and Year 8 and post 16 pupils on roll. A number of schools in the borough are currently operating with vacancies totalling 170 in the October 2013 DfE schools' census. Existing capacity, together with the potential for Regent High school to admit two further forms of entry should be sufficient to accommodate numbers until the end of the reporting period (2023/24), except for a potential 1FE bulge in Year 7 in 2020/21.  There may be need for further expansion in the longer term especially in light of the possible implications of development in the Euston Area.
			Estimated provision requirement to meet demand for up to 4 additional FE.		LBC - Children, Schools and Families Directorate			CS3; CS10	It is estimated that 2-3FE will be required by 2021/22.
			Regent High School - remodelled and expanded provision by 2FE (60 places per year group)	Regent High School - St Pancras and Somers Town ward	LBC - Children, Schools and Families Directorate	Implementation not yet decided	Built through BSF	CS2; CS3; CS4; CS9; CS10	The Regent High School remodelling project is complete and the school is now operating as a 6FE school.  Regent High School has provision for an additional 2FE to be utilised at the point additional capacity is needed, potentially in 2019/20, when higher numbers in primary schools may be expected to flow through to secondary schools.

Item no.	Area	Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies*	Status
8		Special Schools	Swiss Cottage School, Development and Research Centre permanent expansion into a new building situated next to UCL Academy by 73 additional places compared to January 2012.	Swiss Cottage School, Adelaide Road, Swiss Cottage.	LBC - Children, Schools and Families Directorate	2012/13	Built through BSF	CS3; CS10	Permanent expansion opened late 2012, due to overrunning contractor. The new Swiss Cottage School expanded to admit pupils from Jack Taylor special school.
			Frank Barnes School for Deaf Children - permanent relocation in new school building to King's Cross Academy site	King's Cross area (St Pancras and Somers Town ward) Planning Area 4	LBC - Children, Schools and Families Directorate	2015/16			Relocated in 2015 to their new building, co-located with partner school King's Cross Academy.
11		Further Education	Expanded provision required to meet estimated demand for 160 additional places.	.	LB C / Children Schools and Families Directorate (in liaison with neighbouring LAs).	2010 - 2026	.	CS10	The WKC Camden campus was rebuilt on a site in King's Cross as part of a £52.5m investment completed under the (now defunct) Government's Building Colleges for the Future programme.  The UCL Academy Sixth Form (Level 3) specialises in STEM subjects: science, technology, engineering and mathematics: 125 places are available in September 2015.
12		Adult Learning	Expanded provision for 271 FTE Adult learner places  Local provision required for the expanding residential population	Borough wide (and within other London Boroughs)	Learning and Skills Council/ Skills Funding Agency	2011 – 2026		CS10	In 2013/14 2,742 learners enrolled on community learning programmes; this was a 13% reduction from 12/13 due to changes in SFA funding.
24		King's Cross redevelopment area- Extra Care Home	Development of new extra care sheltered accommodation above multi- use building.	King's Cross	One HG	40132	Housing Corporation/ One HG/ King's Cross Central Limited Partnership	CS2; CS6; CS9; CS10	Longer term project
25	Leisure and Community facilities	Sport and Leisure – Swimming Pool.	Swimming pool: 25m long, 5 lane pool, in addition to a learner pool of 15m in length.	King's Cross	LB Camden Sports	2011- 2016	To be provided as part of the King's Cross Development.	CS2; CS9; CS10	Delivered as part of the King's Cross development at 5 St Pancras Square.
26		Sports and Leisure - Sports Halls	6 Sports halls (ca.4 badminton courts per sports hall + some additional facilities)	Various locations	LB Camden (Culture and Environment Directorate)	2010- 2017	Proposed in BSF Business Plan.	CS10	A 4-court sports hall was built as part of the UCL Academy and the sports hall facilities have been refurbished at Regent High School. There is potential for additional shared access (e.g. new sports hall opened at South Hampstead School in Autumn 2014).  Planning permission granted for a new 4 court hall sports hall (replacing the existing facility) will potentially be provided as part of the remodelling and refurbishment of the Parliament Hill School and William Ellis School, Highgate. This would provide out-of-hours community access .
27			1 Sports hall (4 courts)	King's Cross	Private developers	2011- 2016	To be provided as part of the King's Cross Development	CS2; CS9; CS10	Linked to phasing of King's Cross development. Anticipated to open 2017/18.

Item no.	Area	Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies*	Status
28		Child Play Spaces	28 play spaces / MUGAs (out of total identified requirement for 50)	In areas currently deficient in access	Developers (via s106 / CIL) and LBC (via a DfCSF grant)	2010	28 play areas are planned for and funded.	CS10; CS15	No information available
29		Outdoor Play Spaces.	22 play spaces / MUGAs	Proximate to areas of deficiency and significant new development	Developers (via s106 / CIL) and LBC.	2011 - 2026	Funding not secured. Will include developer contributions (via s106 and CIL) along with any future central government funding streams which emerge.	CS10; CS15	Longer term project
30		Community Centres	Refurbishment and some expansion of 8 existing community centres.	Various locations	LBC and Voluntary and Community Sector	By 2012	LBC and Voluntary Sector Grants/fundraising.	CS10	In 2015/16 Camden provided funding towards premises occupied by: The Phoenix Garden; Kentish Town City Farm; King's Cross Brunswick Community Association; Coram's Fields; Holborn Community Association; St Pancras Community Association; Covent Garden Community Centre; Maiden Lane Community Centre; Covent Garden Dragon Hall Trust; Somers Town Community Association; Primrose Hill Community Association; Holy Cross Centre Trust and Helios Foundation.
31		Community Centres	Additional community centre space provision is likely to be required to meet demands from increased population.	South and North West of the Borough		2012 – 2026.	As yet undetermined – potential provision from development (via s106 /CIL) and LBC.	CS10	Longer term project
32		Faith Facilities.	1 Mosque To serve both existing need and need from new population growth which is likely to drive demand.	Site yet to be identified.	Voluntary and Community Sector (Camden's Muslim Community )	Unknown	Voluntary and Community Sector (Camden's Muslim Community) – Majority of funding not yet in place.	CS10	Longer term project
33		Open Space	To provide additional and improved open space in line with the provisions set out in Policy CS 15	Borough wide with focus on areas identified in Policy CS15	Developers and LB Camden	2010-2025	Developer contributions through Section 106/Community Infrastructure Levy	CS15	. Section 106 funds continue to be invested in greenspace improvements. Capital funds spent in 2015/16 included a payment towards the development of a new visitor centre at Camley Street Natural Park, the refurbishment of St Giles Churchyard , improvements to Brunswick Square and the realignment of fencing at Talacre Gardens to increase the size of the park.



Item no.	Area	Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies*	Status
34	Emergency Services	Police	New Safer Neighbourhood Bases – to provide accommodation for each Safer Neighbourhood team currently housed in temporary accommodation.	Various locations.	Metropolitan Police.	By 2017.	Identified in Metropolitan Police's Asset Management Plan (For Camden) part of which involves the modernisation and consolidation of MPA's estate and relocation of facilities if required. GLA funding.	CS10; CS17	Incomplete. Several Safer Neighbourhood Teams are based in main police buildings, which may become permanent depending on resources.  Number of borough officers has increased from 749 in 2011 to 751 in 2015. In 2015/16 there were 5 operational police stations in Camden – Holborn and Kentish Town Police Station being open 24 hours a day, 7 days a week whilst Hampstead, Albany Street and West Hampstead Police Stations have varying opening times. There were also 18 Safer Neighbourhoods Teams.
35			New Custody Centre/Patrol Base.	Undetermined.	Metropolitan Police	By 2017.	Identified in Metropolitan Police's Asset Management Plan (For Camden) part of which involves the modernisation and consolidation of MPA's estate and relocation of facilities if required.	CS3; CS7; CS10; CS17	No information available
36			New Police control/IT room and public help desk.	King's Cross	Metropolitan Police	By 2017	Part of King's Cross Development.	CS2; CS9; CS10; CS17	No information available
37			Deliver the police 'citizen focused' approach, by locating small front office type facilities in accessible locations, including shopping frontages and main community facilities as appropriate.	Borough wide	Metropolitan Police	By 2017	Identified in Metropolitan Police's Asset Management Plan (For Camden) part of which involves the modernisation and consolidation of MPA's estate and relocation of facilities if required.	CS3; CS4; CS9; CS10; CS17	Incomplete. Some Safer Neighbourhood bases have a facility to open with a front office.
38		London Fire Brigade accommodation needs	LFB do not envisage any restructuring of Camden's existing provision as a result of population growth.  Fire stations will therefore remain in place at Euston; Belsize Park; Kentish Town; and West Hampstead.	Borough wide	LFEPa	2008 - Plan extends over 5 years	N/A	CS10	Belsize Fire Station has been closed; the other sites in the Borough have been retained.
39		Ambulance	London Ambulance Services NHS Trust	Borough wide	London Ambulance Services NHS Trust	Extends over 5 years	London Ambulance Services Strategic Plan 2006/07-2012/13 does not set out specific facility requirements for ambulance services in Camden; infrastructure needs are not clearly related to development growth.	CS10; CS16	N/A

Item no.	Area	Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies*	Status
40	Strategic Transport	CrossRail	CrossRail is the proposed new railway link running through London (west-east) from Maidenhead and Heathrow via Paddington, Liverpool Street and Stratford to Shenfield, and via Whitechapel to Isle of Dogs (Canary Wharf), Woolwich ending at Abbey Wood.	Tottenham Court Road/Farringdon	TfL / Network Rail	by 2017	Committed scheme in TfL Business Plan.  Government allocated £5billion in 2007 Comprehensive Spending Review. Remaining £11billion to be obtained from other sources, including private investment. CrossRail Bill received Royal Assent July 2008. Mayor's CrossRail Levy.  Developer contributions from new developments through the CrossRail Levy as defined in the London Plan and Supplementary Planning Guidance: Use of planning obligations in the funding of CrossRail	CS2; CS9; CS11	Appropriate developments in Camden continue to provide CrossRail contributions  CrossRail is scheduled to open in 2018/19
41		First Capital Connect (formerly ThamesLink)	New track, platforms (new and extended), and signalling are being built, resulting in new direct services.  To provide additional capacity (increase capacity by 90% with expected completion by 2015)	King's Cross - St Pancras, Camden Road, Kentish Town, West Hampstead	Network Rail	2011-2015	Under construction  Government approved funding for £5.5 billion in 2007  Track and Station upgrades to 12 car operation and 24 trains per hour in central section.	CS2; CS3; CS9; CS11	Scheduled to be complete by 2018, being delivered through the ThamesLink Investment Programme.  115 new Class 700 trains to be introduced on Thameslink routes from 2016 to 2018 with 25 new Metro trains on Moorgate services by 2018.
42		East Coast Mainline	To provide additional capacity  Additional 12 car services on outer suburban commuter services.  New station concourse at King's Cross station.	King's Cross	Network Rail	by 2014	Committed Network Rail Scheme.	CS2; CS9; CS11	New King's Cross station concourse opened Summer 2012.  No major capacity improvements delivered on East Coast services.  Great Northern – some additional trains and longer trains have been provided.  New western concourse at King's Cross opened in 2012.  Virgin East Coast planning to introduce 65 new 'Super Express' trains from 2018.
43		CTRL Domestic Services	To provide high speed rail link  High speed trains on selected routes from Kent and Medway	King's Cross - St Pancras	Network Rail	2009	Completed	CS2; CS9; CS11	Completed
44		London Underground capacity improvements	Improvements in signalling, new train stock and higher frequency services to improve overall system capacity. Jubilee line (25% capacity increase) Victoria Line (19% capacity increase) Northern Line (20% capacity increase) Piccadilly Line (25% capacity increase) Metropolitan Line (49% capacity increase) Circle and Hammersmith and City Lines (49% capacity increase)	Borough wide	TfL	2009 - 2022	Committed schemes in TfL Business Plan.	CS2; CS3; CS9; CS11	Jubilee Line – an upgrade of the signalling and introduction of automatic train operation occurred in 2011/12. Frequencies have increased to around 30 trains per hour during peak times.  Victoria Line – signalling has been upgraded to allow operation of 33 trains per hour and a new train fleet came into service 2009-11.  Northern Line – works to upgrade and extend the northern line will be completed in 2022. Aim of increasing frequencies to at least 30 trains per hour with all Morden trains running via Bank and all trains from the Battersea extension routed via Charing Cross.  Piccadilly Line - renewal of signalling and train fleet by 2025.  Metropolitan Line – rolling stock on the line was replaced in 2010-12. An upgrade of the track, electrical supply and signalling systems is scheduled to be completed by 2018.  Circle and Hammersmith – new rolling stock has been introduced. The track, electrical supply and signalling systems are being upgraded – this work is expected to be completed by 2018.

Item no.	Area	Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies*	Status
45		London Overground station capacity improvements	• Improve reliability and 50% more capacity overall Refurbishment works, renewal of all systems and equipment (covering at least 90% of all publicly accessible space in the stations)	West Hampstead Finchley Road/ Swiss Cottage Hampstead Kilburn High Road Kentish Town Road Camden Town	TfL	2009 – 2018.	Committed scheme Funding available from London Over-ground funding to 2018	CS2; CS3; CS11	Project underway  London Overground trains are being extended from 4 to 5 carriages during 2015. The electrification project on the Gospel Oak to Barking Line will allow the operation of longer 4 carriage electric trains (to be completed in 2017). There is a proposal to build a new accessible station at West Hampstead.  From May 2011 frequencies were increased to 4 trains per hour on Stratford-Richmond, Stratford-Willesden and Gospel Oak-Barking routes. New rolling stock was introduced in early 2010s.
46		Tottenham Court Road Station	Enlargement of the Tottenham Court Road Underground Station ticket hall.  Implementation of the proposed CrossRail 1 scheme and capacity for the CrossRail 2 schemes, which is are planned to intersect with CrossRail 1 at a new Tottenham Court Road Station. The new station is likely to be constructed immediately to the south of the underground station to which it will be linked.	Tottenham Court Road.	TfL	2010 – 2017.	Committed scheme. Funding allocated in the London Underground Investment Programme to 2010.	CS2; CS9; CS11	Under construction  A new enlarged ticket hall was opened in early 2015. The upgrade, including step-free access and lifts, will be completed by end of 2016.  Crossrail trains will serve this station from 2018.
47		King's Cross St. Pancras Station.	- The redevelopment of King's Cross St. Pancras Tube station to provide a modern station with additional capacity and improved facilities, including: Increased capacity to meet passenger demand and ease congestion. Step free access to all platforms. Three new ticketing offices and automated ticketing facilities. Seamless interchange between the underground lines and direct access to the high speed international rail link at St. Pancras and the new concourse at King's Cross mainline station.	King's Cross	Transport for London.	2008 - 2010	Committed scheme. Funding allocated in the London Underground Investment Programme to 2010.	CS2; CS9; CS11	Completed, capacity improvements, including the opening of a new ticket hall has been delivered (2012/13).
48		Camden Town Station	Identified need for capacity, safety and access improvements.	Camden Town.	Transport for London.	2018- 2021	Transport for London – funding not yet identified, to be kept under review as part of future TfL business planning.	CS3; CS11	Likely to be implemented 2018-2024. TfL aim to provide a second ticket hall, step free access and new platform level connections.
49		Euston Station	New rail and underground station/station improvements. Improved interchange/access and capacity.  Planning brief adopted by LB Camden in 2008.	Euston	Transport for London/Network Rail.	2008 – 2016.	Network Rail/TfL.	CS2; CS9; CS11	Form of improvements to rail and underground stations dependent on HS2. Likely to occur later in the plan period.

Item no.	Area	Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies*	Status
50		West Hampstead Interchange	West Hampstead is potentially a major interchange in northwest Camden with three stations providing five railway services – all within 200 metres of each other.	West Hampstead.	Transport for London/ Silverlink Metro/ Chiltern Railways.	2016-2025	LB Camden funding in place for street level public realm improvements.  No funding/scheme design have been identified for more ambitious interchange proposals.	CS2; CS3; CS11	New Thameslink station opened in 2011. Improvements are proposed to upgrade the London Overground station. Proposals for a fully integrated interchange have not been realised.
51		Other rail and underground station improvement schemes	Station congestion improvement schemes; improved interchange and accessibility (including step free access).	Holborn; Camden Rd; Hampstead Heath; Gospel Oak; Warren Street.	TfL	2016-2026	Subject to scheme design and funding not yet identified. TfL liaising with LBC in relation to ongoing business planning exercise for these schemes. Decision in relation to Gospel Oak scheme expected 2011/12.	CS2; CS3; CS9; CS11	A 'major scheme' to improve capacity at Holborn will potentially be delivered 2017-19.  Work to rebuild London Overground's Hampstead Heath station entrance building was completed in 2014 with two new lifts installed making it more accessible.  Camden Road and Gospel Oak stations also had now two lifts installed in 2012 to carry passengers between street level and the platforms.
52		Bus	Bus Service Enhancement- Bus Priority Lanes; Bus Stop Accessibility; Bus Service Enhancement;	New services to King's Cross; Borough wide.	TfL	2010 – 2026	TfL Business Plan.	CS2; CS11	Longer term project
53		Road Network	Transformation of the Tottenham Court Road area, making it safer and more attractive for residents and visitors, creating new public spaces and providing a good public realm.  The project would involve replacing the one-way system with two-way streets, introducing some protected cycle lanes, wider pavements and more trees.	Borough wide	TfL/ Camden	2015 – 2026	TfL Business Plan/Camden LIP	CS7; CS11	The main construction programme for the West End Project due to start in 2017. This will deliver public realm and transport improvements to the Tottenham Court Road area. During 2015/16, the Tavistock Place/ Torrington Place trial of enhanced cycle facilities was delivered.
54		Cycle Hire Scheme	71 Cycle hire stations	Central London.	TfL	By 2011	TfL Business Plan.	CS2; CS3; CS9; CS11	A cycle hire station with 57 docking points opened in Royal College Street in 2013. Docking stations have also been introduced in numerous other locations. £680,000 in cycle hire Section 106 contributions passed to Transport for London in 2015/16 to increase cycle hire capacity in the borough.
55		Cycle Parking/Secure Cycle Stations.	Cycle Parking - To increase and improve cycle facilities	Borough wide	Camden	2010 – 2026	Funding not yet in place – Developer contributions will form an important source of funding.	CS11	Longer term project
56		Public Realm improvements.	Improvements to public realm at to facilitate pedestrian movement and connectivity. – initial focus on Camden Town and Bloomsbury. Other schemes to include: Euston Road crossings. Improved cycle/pedestrian links between Euston and King's Cross. St Giles Circus. Kilburn High Road. Chalk Farm. Kentish Town	Borough wide.	TfL/Network Rail/Camden	2010 – 2026	LB Camden/TfL/Developer Contributions.	CS2; CS3; CS7; CS9; CS11; CS14	Public realm improvements in 2015/16 included the area around Netley Primary School, the area around the new Francis Crick Institute, environmental improvements to York Way and enhancements to Stephen Street, near Tottenham Court Road.  The Cobden Junction project has been delivered at Mornington Crescent. This has improved the existing public space and pavements, provided better crossing for pedestrians, as well as new trees and benches and made the area better for cyclists.  A number of walking and cycling projects consulted upon in early 2016 are planned between Autumn 2016 and Spring 2017 including an extension to the first phase of the North-South cycle superhighway, improvements around Brunswick Square and provision of two-way cycling along Midland Road.

Item no.	Area	Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies*	Status
57	Utilities and Physical Infrastructure	Legible London	Through signage, improve legibility and accessibility for pedestrians and encourage people to walk.  Scheme to be rolled out throughout the Borough in appropriate locations within the Plan period	Central London, Camden Town and West Hampstead.	TfL	Central London: rolled out by 2012  Rest of borough: 2012-2026	TfL/Developer contributions.	CS2; CS3; CS7; CS9; CS11; CS14	Work in progress; £130,000 of Legible London Section 106 contributions passed to Transport for London to increase the provision of signage in Camden.
58		Electricity	National Grid's transmission network cross the borough from St John's Wood substation to City Road Substation, from St John's Wood Substation to Tottenham Substation and from St John's Wood to Mill Hill.  National Grid is in discussions with LB Camden regarding future infrastructure improvements, including, potentially, a new grid supply point.	South of Camden, with a new vent located at St Pancras.	National Grid	Currently unknown	Identified by National Grid as part of current investment programme.	CS2; CS3	Longer term project
59		Electricity	Estimated provision of additional 77,152 KVA to 2026 and related local and strategic infrastructure.  LBC unable to verify whether electricity providers have existing capacity/plans in place to provide required electricity. Based on limited information available required infrastructure is likely to include new primary and secondary substations.	Borough wide	EDF	Unknown.	Unknown – the current rules set by the industry regulator OFGEM encourage reactive management for responding to demand for electricity. Requirements likely to be charged to developers.		Longer term project
60		Gas	Provision of additional 14,273 m3/hr and related local infrastructure.  LBC unable to verify whether electricity providers have existing capacity/plans in place to provide required electricity. Based on limited information available, infrastructure is likely to be limited to extension of mains to new developments and on-site works.	Borough wide	National Grid	Unknown.	Unknown – the current rules set by the industry regulator OFGEM encourage reactive management for responding to demand for gas. Requirements likely to be charged to developers.		Longer term project
									Since 2012, decentralised heat networks have been established in King's Cross, Bloomsbury and Gospel Oak. £1.5 million of Section 106 money was spent on the Somers Town/ Francis Crick Energy Network in 2015/16. This was the second phase of a total £3.8 million Section 106 investment and involves the use of combined heat and power technology to generate low carbon electricity with the Frances Crick acting as lead heat provider for the homes connected to the network.

Item no.	Area	Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies*	Status
61		Water and wastewater infrastructure in the Opportunity Areas and Areas of Intensification.	<p>- Local infrastructure improvements are likely to be required for the Opportunity Areas and Areas of Intensification, specifically King's Cross and Euston. Additional water supply of 9,931,350 l/day likely to be required by 2026.</p> <p>Thames Water propose a range of measures: education and metering to reduce consumption; Victorian Mains Replacement programme - replacement of 400km per year of water mains over the period 2010 to 2015; The Thames Gateway Water Treatment Plant will provide additional potable water for London. The plant should be completed by 31 March 2010.</p> <p>The proposed Upper Thames Reservoir in Oxfordshire is Thames Water's preferred option to maintain a security of supply in London and in its Swindon and Oxfordshire Water Resource Zones from 2026 onwards.</p> <p>For Wastewater/Sewerage, the following measures are required: Local infrastructure improvements in growth areas to cope with increased sewerage/waste water. New and refurbished pumping stations required</p> <p>The proposed London Tideway Tunnels (Thames Tunnel and Lee Tunnel), each of which will deal with combined sewer overflows that discharge storm sewage into the River Thames and Lee.</p>	Borough wide with emphasis upon Growth Areas.	Thames Water	2010-2026	<p>Thames Water - Costs identified are across the Thames Water Region at £4,376m</p> <p>Developer contributions to local infrastructure improvements required to accommodate growth (e.g. in local sewer network).</p>	CS2; CS13, CS19	Longer term project
62		Flood risk	Implementation of Sustainable Urban Drainage Systems (SUDs) and promotion of flood resistant architecture and on-site retention features.	Borough wide. Problem hotspots mainly in North West of Borough.	LBC/Devel ops	2010-2026.	Developer contributions	CS13	Refer to Indicator 24 above.

**Table 38. Sustainable Design**

Application Number	Address	Development Description Summary	Pre BREEAM Score (commercial)	Code for Sustainable Homes level	Type of renewable/ proposed, and percentage CO2 reduction from renewable energy.
2015/2366/P	Clifford Pugh House, 5-7 Lancaster Grove, NW3 4HE	Erection of six storey building (including basement and accommodation in roof space) to provide 15 flats (Class C3) (7x 1-bed, 1x 2-bed, 4x 2-bed and 3x 3-bed) with erection of glazed veranda, 2 gazebos, and store to garden and front boundary wall, follow		Code level 4	PV panels & air source heat pump, 20.7%
2015/2789/P	252 Finchley Road London NW3 7AA	Demolition of existing building and erection of a 3-storey building with pitched roof to create 12 self-contained dwellings (net increase of 9 units) comprising 2 x 1 bed; 5 x 2 bed; 2 x 3 bed; and 3 x 4 bed units; refuse and recycling facilities, cycle parking; and landscaping.		Code level 4	PV panels 39.6%
2015/2997/P	Centre Heights 137 Finchley Road London NW3 6JG	Part two, part three storey extension to Centre Heights building to create 5no. (3 bed) residential units (use class C3) with associated roof gardens. Relocation of 7 no. telecommunications antennae at roof level and single storey rear extension to existing retail units to create an additional 130sqm of retail (A2 use class) floorspace. Demolition of existing multi-storey car park to the rear of existing building and erection of two to four storeys mews development to create 9no. residential units (use class C3) together with hard and soft landscaping, refuse and recycling facilities and cycle parking.			PV panels & VRV heat pump, 34.7%
2015/3052/P	42 Caversham Road London NW5 2DS	Erection of basement plus 5-storey, 18 x unit residential development, following demolition of 11 x residential unit building.		Code Level 4	PV panels, 21%
2016/0477/P	35 - 41 New Oxford Street, 10-12 Museum Street, 16A- 18 West Central Street London WC1A 1AP	Refurbishment and extension of the site to provide a mixed use scheme which includes 19 self-contained units (6 x 1 bed and 11 x 2 bed and 2 x 3 bed), flexible A1/ A2/ A3 uses and/or B1 and/or D1 at basement and ground floor levels and associated works.			PV panels, 2.1%
2016/0745/P	Belsize Fire Station 36 Lancaster Grove London NW3 4PB	Change of use of former fire station (Sui Generis) to provide 10 self-contained residential units (Class C3) including demolition of single storey side extension to be replaced with a single storey side extension to east elevation and erection of two single storey side extensions to west elevation and insertion of roof dormers, with associated external alterations, landscaping and parking.	BREEAM Good		None, targets achieved with CHP
2015/1937/P	39-45 Kentish Town Road London NW1	Erection of a six-storey mixed use building comprising flexible employment/gym at ground floor level and 24 flats (1 x studio, 9 x 1 bed, 9 x 2 bed and 5 x 3 bed) together with associated works to create public realm improvements and landscaping.	BREEAM Excellent	Code level 4	PV panels, 3%

Application Number	Address	Development Description Summary	Pre BREEAM Score (commercial)	Code for Sustainable Homes level	Type of renewable/ proposed, and percentage CO2 reduction from renewable energy.
2015/2886/P	Building R1 Development Zone R King's Cross Central Corner of Handyside Street and Cubitt Park King's Cross London N1C	Erection of a 10 storey building plus 2 basement storeys for educational use (Class D1) plus other ancillary uses and 2 x flexible Class A1/A3/A4) units at ground floor level with associated servicing, cycle parking and infrastructure and public realm works in respect of (Development Zone R of King's Cross Central).	BREEAM Excellent		PV panels, 3%
2015/3302/P	Land between 26 Gordon Square and 15 Gordon Street (including Bloomsbury Theatre) London WC1H	Erection of part 4, part 5 storey (with two storey basement) Student Centre to provide learning space and student support (Use Class D1) following demolition of theatre staircase and plantroom in Japanese Garden; with associated landscaping, cycle parking, vehicular and pedestrian access.	BREEAM Excellent		PV panels, 25%
2015/4774/P	Camden Lock Market Site Chalk Farm Road London NW1 8NH	Demolition of existing timber Pavilion building, Middle Yard buildings and canopy structures and internal floors in East Yard. Construction of new Middle Yard building comprising basement and part three, part five storeys; single storey Pavilion building; new third storey on north-east of market hall building, bridge over the canal basin; deck area over Dead Dog Basin; and double pitched roof structure over East Yard. Change of use of existing East Vaults for flexible market uses (Classes A) and exhibition/events use (Classes D1 and D2); use of Middle Yard basement as exhibition/events venue (Classes D1 and D2); and use of the rest of the site for market uses (Classes A and B1). Ancillary works and alterations to existing structures and surfaces and other public realm improvements.	BREEAM Very Good		None





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